



**Long Established Profitable Southside Cafe      Ref. 2558**  
**33 Langside Place, Glasgow, G41 3DL**

**Opened in 1920 and owned by the same family since 1940 to say this popular café is well established is a huge understatement.**

**With its home made ice cream, great food, good coffee and friendly family service it is very much a local institution.**

**Good consistent sales with excellent gross margins and low overheads make this a profitable and easily managed business.**

**Business, leasehold interest, fixtures and fittings for sale at offers over £59,000 plus stock at valuation**

**VIEWINGS**

**Strictly by appointment through The Business Sales Agency.**

**No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

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**Type of business:**

This is a superb opportunity to acquire a successful very well established cafe with seating for 28 customers inside and a further 8 outside.

The café has full class 3 hot food consent and offers a popular and attractive environment for customers and has the potential for further growth.

Specialising in home made ice cream, good food, and great coffee together with a large range of sweets and confectionary this business is an easily managed operation ideally suited to an owner manager or couple with limited staff.

The café still has excellent growth potential both through takeaway sales, sit-in trade, later evening opening and the development of outside catering.

**Financial information:**

Good consistent sales with excellent gross profit margins. The sale price includes all equipment, fixtures and fittings.

Further financial information can be made available to serious interested parties after viewing.

**Staff:**

The business is run by the two owners with one full-time member of staff.

**Opening hours:**

9am - 6pm Monday - Wednesday, 9am - 7pm  
Thursday - Saturday and 10am - 7pm Sunday.

**Premises:**

The premises are a bright south facing unit at the junction of Langside Place and Millbrae Road in the Langside area of Glasgow's south side. This is a popular densely populated area providing high levels of repeat custom.

**Tenure:**

Leasehold. Rent £10,000 per annum. Rateable value £5,300 so the business would qualify for 100% small business rates relief.

**Agents Notes:** These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

