



THE  
**BUSINESS SALES**  
AGENCY

**Superb Licensed Restaurant**

**Ref 2564**

**Unit 52, 2nd Floor, Princes Square, Glasgow, G1 3JX**

**Spacious, popular licensed restaurant on the food level of the prestigious Princes Square shopping centre in the heart of Glasgow city centre's retail area**

**Well fitted and equipped this open plan and spacious restaurant is well situated for lunchtime and evening trade**

**Net annual sales £460,000**

**Spacious 114m<sup>2</sup> (1,204sqft) restaurant with additional 24m<sup>2</sup> (253sqft) store room upstairs**

**Offers in the region of £30,000 invited for the business, leasehold interest, fixtures & fittings**

#### **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.**

**The Caledonian Suite  
70 West Regent Street  
Glasgow, G2 2QZ**

**0333 6000 888**

**Hudson House  
8 Albany Street  
Edinburgh, EH1 3QB**

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**Type of business:**

This is an excellent opportunity to acquire a successful modern licensed restaurant with spacious premises in a prime city centre location.

The restaurant offers a popular and attractive environment for customers on the food court, second floor level within Princes Square. It benefits from seating onto the open atrium of the centre and also windows on Buchanan Street.

Currently providing popular Pan Asian cuisine the business is an easily managed operation ideally suited to an owner manager with staff.

**Financial information:**

Annual net sales of £460,000.

**Staffing:**

8 - 10 full-time and part-time staff.

**Premises:**

The premises are a bright highly visible unit located right at the top of the escalator to the second floor food court within Princes Square in the heart of Glasgow city centre. Princes Square is Glasgow's premier up market shopping centre filled with a wide range of quality retailers.

Extending to 114m<sup>2</sup> (1,204sqft) restaurant is mainly open plan running from the beautiful open atrium at the heart of the centre to large picture windows facing onto Buchanan Street.

Also has 24m<sup>2</sup> (253sqft) store room within the building. The unit has its own disabled access toilet and further toilets are available within the centre.

**Tenure:**

Leasehold. Total rent £47,500 per annum. The leases runs until 2024 with a tenants option to extend for a further 10 years. There is also a centre service charge for common utilities, waste collection, insurance, security, Xmas decorations, cleaning, etc of around £22,300 per annum.

Rateable value for café £33,750 and store £2,300.

**Opening hours:**

12noon - 10pm Mon - Thurs until 11pm, Fri - Sun.

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.

