



**Fully Licensed Tapas Bar & Restaurant**

**Ref 2575**

**9-11 Renfrew Road, Paisley, PA3 4AF**

**This is a great opportunity to acquire this superbly fitted leasehold restaurant in a highly visible town centre site in the heart of Paisley.**

**Well presented spacious premises with room for 100 covers split between the bar and restaurant areas.**

**Large flexible dining area, bar and full commercial kitchen.**

**Average weekly sales between £4,000 - £5,000**

**Business, leasehold interest, fixtures & fittings for sale at offers over £89,000 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.**

## Fully Licensed Tapas Bar & Restaurant

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### Type of business:

This is an excellent opportunity to acquire a modern fully fitted and equipped licensed restaurant in a highly visible main road site in the heart of Paisley.

With space for over 100 covers and takeaway trade this recently refurbished property is in walk-in condition throughout and suitable for a wide range of cuisines.

A well establish restaurant location this area is also going to benefit from a large leisure development opposite. It already generates good repeat custom and excellent passing trade.

### Financial information:

Weekly sales average between £4,000 and £5,000 with approximately 80% being from restaurant diners and 20% being takeaway trade.

### Staffing:

The business is run by the owner with 3 kitchen staff and 6 front of house staff.

### Premises:

The premises are located on Renfrew Street in the heart of Paisley close to Gilmour Street train station.

The restaurant is all on the ground floor level and is a very spacious unit fitted out to a bright modern standard with large open plan dining and bar area, ladies, gents and disabled access toilets, a large full commercial kitchen and ample storage.

All equipment, fixtures and fittings are owned outright and are included in the sale price.

A six room flat above the premises is also available to lease separately if required at £450 per month.

### Tenure:

Leasehold. Rent £1,900 (including VAT) per month. Lease runs until 2034. Rateable value £26,000.

The owner currently subleases a small takeaway unit at the end of the premises to a Japanese food business for £1,000 per month including rates, gas and electricity.

### Opening hours:

12noon - 10pm Tuesday - Sunday.

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.

