



**Superb Fully Fitted Hot Food Takeaway      Ref. 2591**  
**71 Milngavie Road, Bearsden, Glasgow, G61 2DW**

**This is an excellent opportunity to acquire a well equipped leasehold hot food takeaway with full class 3 hot food consent in the affluent Bearsden suburb of Glasgow.**

**Fully equipped 65m2 ground floor with same size basement for storage.**

**Busy main road location with free parking in great area for delivery service.**

**Business, leasehold interest, equipment, fixtures and fittings for sale at offers over £45,000.**

**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 this well equipped leasehold hot food takeaway with full class 3 hot food consent in the affluent Bearsden suburb of Glasgow.

In excellent decorative order with stainless steel sheeted walls to the kitchen and serving area this unit, while currently a modern Indian takeaway, could be suitable for a wide range of cuisines.

Currently trading just in the evenings 4pm - 10pm (10.30pm Friday and Saturday) the unit is in an ideal area for a collection and/or delivery service or as a base for an outside catering operation.

**Tenure:**

Leasehold. Rent £335 per week. Lease runs until July 2027 but can be extended.

Ratable value £11,600. The premises qualify for 100% small business rates relief so no rates are payable.

**Premises:**

The premises are situated on Milngavie Road in the parade of shops opposite Kessington Hall. This is one of the main roads linking Glasgow to the affluent suburbs of Bearsden and Milngavie. It is a highly visible location with excellent passing traffic.

Bright front waiting and serving area recently refurbished, full commercial kitchen with separate wash area, staff toilet, ample ground floor and basement storage.

The property comprises the ground and basement levels extending in total to approximately 65m<sup>2</sup> (686sqft).

The shop has ample unrestricted on street parking.

**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.

