



Madisons Sandwich Bar

Ref. 2597

80-82 George Street, Glasgow, G1 1RF

This is an excellent opportunity to acquire this popular and well established sandwich bar which has hot food takeaway consent in a very high footfall area next to Strathclyde and Glasgow Caledonian Universities and Glasgow City College.

This consistently profitable business had net sales last year of £333,000 from only 5 day, Monday to Friday daytime trading.

Full commercial kitchen, ample storage, great customer serving area, on street parking and excellent passing trade.

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.

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

0333 6000 888

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

THE
BUSINESS SALES
AGENCY

Madisons Sandwich Bar

80-82 George Street, Glasgow, G1 1RF

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Type of business:

This popular and profitable takeaway sandwich bar has an excellent repeat customer base due to its proximity to the City Chambers, Strathclyde and Glasgow Caledonian Universities and Glasgow City College.

The shop is in excellent condition throughout and fully equipped to a high commercial standard.

This is an ideal owner managed business and can be easily run with a mixture of full and part time staff.

Financial information:

Net annual sales for the year ended 31 December 2017 were £333,045 achieved from only Monday to Friday daytime trading.

The sale price includes all equipment, fixtures and fittings. Full financial information can be made available to serious interested parties after viewing.

Opening hours:

6am - 5pm Monday - Friday. Closed Saturday and Sunday. Licensed to open until 9pm 7 days.

Premises:

The shop is located on George Street between the High Street and George Square in a very busy area comprising the City Chambers, Strathclyde and Glasgow Caledonian Universities and Glasgow City College.

The unit has hot food takeaway consent has been fitted out to a high standard and comprises a large front serving and retail area, spacious fully equipped commercial kitchen, large store room, utility room and staff toilet. Total area is 90m² (950sqft).

Tenure:

Leasehold. Rent £23,000 per annum. Current lease runs until 2025. Rateable value £19,700.

Staffing:

The owner with 6 full-time and part-time staff.

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.

