



Popular West End Sandwich Bar

587 Dumbarton Road, Glasgow, G11 6HY

Ref. 2623

This is an excellent opportunity to acquire this bright, spacious and popular West End sandwich bar.

Well fitted to a high standard these leasehold premises offer a low rent, rates free main road location with excellent repeat custom and significant passing trade.

Spacious 58m² (612sqft) premises on a busy section of Dumbarton Road in the heart of Glasgow's densely populated West End.

Business, leasehold interest, equipment, fixtures & fittings for sale at offers over £49,000 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 BUSINESS SALES AGENCY

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Type of business:

This is a well established and consistently profitable sit-in and takeaway sandwich bar in the densely populated West End of Glasgow.

The cafe is in a highly visible mainly road location and has an excellent repeat local custom from the surrounding businesses, local residents, passing tradesmen and the nearby Glasgow West End police station.

Mainly a takeaway sandwich bar the business operates with Class 1 planning use.

Financial information:

Consistently profitable business with good gross margins and low overheads and ideally suited to an owner manager.

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

Staff:

This café is run by the two owners with one part-time employee.

Opening hours:

7.30am - 3pm Monday to Friday
 8am - 2.30pm Saturday.

Premises:

The premises are a spacious double fronted unit in a highly visible location on Dumbarton Road between Crow Road and Thornwood Avenue. Totally renovated by the current owners the premises are decorated a bright modern style and are in walk-in condition throughout.

At 58m² (612sqft) the unit comprises a bright spacious front shop with counters and seating for 12, large kitchen and prep area and toilet. There is ample on street parking around the shop.

Tenure:

Leasehold. Rent £7,500 per annum. Lease expires in 2033. There are 3 yearly rent reviews with the next in 2020.

Rateable value only £7,800 so no rates are payable.

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.

