



## **Rose & Grants Café & Deli**

**116 Drymen Road, Bearsden, G61 3RA**

**Ref. 2622**

**This is a rare opportunity to acquire a bright, popular easily managed Bearsden café and deli.**

**A very well established coffee shop, it benefits from excellent repeat local custom as well as having two primary schools within easy walking distance giving parents a comfortable place to meet.**

**Weekly net sales averaging between £2,800 and £3,000.**

**On a superb corner site these bright 43m<sup>2</sup> (454sqft) premises have large picture windows on to both Drymen Road and New Kirk Street in the heart of Bearsden.**

**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.**

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# THE BUSINESS SALES AGENCY

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### Type of business:

This is a well established café that has been under the same ownership for the last 10 years.

With an excellent repeat customer base and two primary schools nearby bringing many parents to the area this coffee shop has a profitable trade both weekdays and at weekends.

It has a bright highly visible dual aspect corner location in the heart of the affluent Glasgow suburb of Bearsden.

With space for over 22 covers this is an easily managed cafe ideally suited to an owner manager.

There is on street parking on New Kirk Street and two large car parks within very easy walking distance.

### Financial information:

Net sales in the last financial year were £147,000 with good gross profit margins.

This is an easily run business which the current owner operates under management. An owner manager would have the potential to further increase sales.

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

### Staff:

It is run by a full time manager with one full-time and 2 part-time staff.

### Opening hours:

8.30am - 5pm Monday to Friday,  
9am - 5pm Saturday and 10am - 4pm Sunday.

### Premises:

The café occupies a prime corner location close to Bearsden Cross. It extends to 43m<sup>2</sup> (467sqft) with a bright seating area for 22 customers, kitchen/prep room and disabled access toilet.

### Tenure:

Leasehold. Rent £19,000 per annum paid quarterly in advance. Current lease runs until 2035 with 5 yearly rent reviews and a break option in 2020.

Rateable value £17,800 so property qualifies for 25% rates relief.

**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.

