



Up On The Hill Café & Takeaway Ref. 2630
2B Eagle Street, Glasgow, G4 9XA

This popular well established modern café and takeaway is the main food unit within this business park attracting an excellent repeat local custom and good passing trade

Average weekly sales of £1,800 - £2,000 and increasing due to expansion of companies in the business park

Well fitted the mainly open plan café has an elevated position giving it superb views to the west over Glasgow

Full sit-in and takeaway service together with outside catering

Business, leasehold interest, fixtures & fittings for sale at offers over £39,000 plus stock

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.

Up On The Hill Café & Takeaway

2B Eagle Street, Port Dundas, Glasgow, G4 9XA
Ref. 2630

Type of business:

Situated on Eagle Street in the popular Craighall Business Park, this modern café and takeaway was purpose built in 2007 as part of the development and is the only food unit in the park.

With a tasty menu of light meals, sandwiches, cakes and pastries, the café is popular with the surrounding office workers, nearby businesses, users of the Pinkston Water Sports Centre and as a meeting hub given its easy parking and proximity to the M8 motorway.

As an attractive and popular environment it is also available after hours for private functions.

Financial information:

Average weekly sales are between £1,800 and £2,000. The sale price includes all equipment, fixtures and fittings.

Full financial information can be made available to serious interested parties after viewing.

Opening hours:

7.30am - 3.30pm Monday - Thursday
7.30am - 3pm Friday

Premises:

The premises are a modern purpose built unit with panoramic views over Glasgow and a bright spacious open plan seating area for 60 covers with an outside terrace for a further 16. Four designated parking spaces plus lots of additional free on street parking nearby.

The unit has been fitted to a high standard and in addition to the open plan seating has a kitchen, store, ladies, gents and disabled access toilets. The total internal area extends to 127m² (1,341sqft).

Tenure:

Leasehold. Rent £16,900 per annum plus VAT. Current lease runs until May 2023 but can be extended. Rateable value £12,700.

Staffing:

The owner with one full-time and 3 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.

