

**This is an excellent opportunity to acquire a 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 58m<sup>2</sup> (612sqft) premises in a busy area of Glasgow's densely populated West End.**

**Business, leasehold interest, equipment, fixtures & fittings for sale at offers over £29,000 plus stock at valuation.**

This is well established and consistently profitable sit-in and takeaway sandwich bar is 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 and passing tradesmen. Mainly a takeaway sandwich bar the business operates with Class 1 planning use.

A consistently profitable business with good gross margins and low overheads it is 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.

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.

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

At 58m<sup>2</sup> (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.

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.

### **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.**