



Popular Takeaway Sandwich Bar & Deli **9 Minard Road, Glasgow, G41 2HR Ref. 2651**

This is an excellent opportunity to acquire a busy, well established sandwich bar and deli in the popular Shawlands area of the south side of Glasgow.

Ideal owner managed business.

Net annual sales around £100,000 with good gross and net profit margins.

Low rent and no rates payable.

Business, leasehold interest, fixtures & fittings for sale at offers over £45,000 plus stock at valuation.

VIEWING IS HIGHLY RECOMMENDED

However is 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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www.businesssalesagency.com

The Business Sales Agency, 70 West Regent Street, Glasgow, G2 2QZ

THE BUSINESS SALES AGENCY

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Type of business:

This is a very well established takeaway sandwich bar and deli that has been trading for over 40 years in the affluent Shawlands area of the south side of Glasgow.

Close to the junction of Minard Road and Pollokshaws Road this area has a high footfall of local residents and shoppers. With a bright front shop and spacious rear preparation and store area this business has further potential to expand.

The current business is mainly takeaway with some outside catering but this area of the business could be further developed.

Financial information:

Annual net sales are around £100,000. This is a consistently profitable and easily managed business with potential for further development.

All equipment (except for the Irn Bru and Coca-cola fridges which are on free loan) is owned outright and is included in the sale price.

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

Opening hours:

7.30am - 4.30m Monday - Saturday

Premises:

The premises are located on the north side of Minard Road close to its junction with Pollokshaws Road.

This is a busy residential and commercial area with a high population density providing an excellent repeat customer base for the business.

The unit extends to 42m2 (443sqft) and consists of a bright front serving area and to the rear a large prep / store room. There is ample free on street parking near the shop.

Tenure:

Leasehold. Rent £7,750 per annum. Current lease runs until 2023. Rateable value £7,900. The business benefits from 100% small business 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.

