

COFFEE SCENE



Busy Southside Coffee Shop Ref. 2658 **110 Battlefield Road, Glasgow, G42 9JT**

This is an excellent opportunity to acquire this very well established Southside coffee shop with attractive spacious premises

**In the densely populated Battlefield area of Glasgow
opposite the Langside Campus of Glasgow Clyde College**

**Well fitted and equipped this spacious café is a local institution with repeat custom
from a loyal clientele and good passing trade**

Average weekly sales of £3,500 - £4,000

**Spacious 243m² (2,566sqft) premises makes this a flexible coffee / catering
business with further growth potential**

Business, leasehold interest, fixtures & fittings for sale at offers over £80,000

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.**

0333 6000 888

www.businesssalesagency.com

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

THE BUSINESS SALES AGENCY

Busy Southside Coffee Shop

110 Battlefield Road, Glasgow, G42 9JT

Ref. 2658

Type of business:

This is an excellent opportunity to acquire a successful modern coffee shop with bright spacious premises.

The café offers a popular and attractive environment for customers and has the potential for further evening opening.

Specialising in great coffee together with freshly made sandwiches and soups the business is an easily managed operation ideally suited to an owner manager or couple with limited staff.

The café has a loyal customer base and still has excellent growth potential both through later evening opening, takeaway sales, sit-in trade and the development of outside catering.

Financial information:

Average weekly sales of £3,500 - £4,000 with good gross profit margins. The sale price includes all equipment, fixtures and fittings.

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

Opening hours:

8am - 7pm Monday to Friday and
9am - 6pm Saturday and Sunday.

Premises:

The premises are a bright modern corner unit on the busy Battlefield Road opposite the Langside Campus of Glasgow Clyde College which provides an excellent level of repeat custom.

At 243m² (2,566sqft) the unit is a open plan ground floor area 139m² (1,468sqft) with spacious serving and seating areas. There is a large basement and outside seating to the front of the shop.

To the rear of the shop there is a kitchen/ prep room, ladies and gents toilets. Ample on street metered parking around the shop.

Tenure:

Leasehold. Rent £31,000 per annum. Lease expires 2028. Rateable value £28,000.

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.

