



Kitchenetta

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**Profitable West End Café and Takeaway Ref. 2668
187 Hyndland Road, Glasgow, G12 9HT**

This is a rare opportunity to acquire a profitable café in the affluent Hyndland area of Glasgow's trendy West End.

Sales averaging £4,000 - £5,000 per week.

Surprising spacious ground floor and mezzanine premises with inside and outside seating.

Business, leasehold interest, fixtures and fittings for sale at offers over £79,000 plus stock at valuation.

VIEWING IS HIGHLY RECOMMENDED

**However it 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

Profitable West End Café and Takeaway
187 Hyndland Road, Glasgow, G12 9HT
Ref. 2668

Type of business:

This is a rare opportunity to acquire a well equipped and decorated profitable café and takeaway in the Hyndland area of Glasgow's West End.

Viewing is highly recommended.

Hyndland is the most affluent part of the West End and enjoys an active café culture with many professionals working for home providing a great regular customer base for sit in and takeaway trade.

With its fresh décor and open plan layout this business is ideally suited to both daytime and early evening custom.

The premises have class 1 use and manage an extensive menu with the use of a commercial oven, panini grills, microwaves and a good sized kitchen and prep space.

The premises could cater for a wide range of similar food offerings and takeaway/delivery trade.

The unit offers an attractive environment with seating for 12 covers inside and a further 6 outside.

Financial Information:

Average weekly sales of £4,000 - £5,000 which with low overheads make this a profitable and easily run business.

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

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

Opening hours:

9am - 5pm 7 days.

Premises:

The premises are open plan and comprise the ground floor with a mezzanine prep and storage area above the rear half. Staff toilet at the rear.

Tenure:

Leasehold. Rent is £20,000 per annum. Current lease runs until 2027 with a break option in 2022.

Rateable value only £14,200 so no rates are payable.

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.

