



## **Popular Southside Coffee Shop**

**49 Sinclair Drive, Glasgow, G42 9PR      Ref. 2683**

**This is an excellent opportunity to acquire a well established and beautifully presented coffee shop in the popular Battlefield area of Glasgow's vibrant Southside.**

**Ideal owner managed business with low overheads.**

**Spacious premises with indoor space for 20 covers, additional outdoor seating and on street parking.**

**Business, leasehold interest, fixtures and fittings for sale at offers over £39,000 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](http://www.businesssalesagency.com)

**The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX**

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**Ref. 2683**

**Type of business:**

This is a popular well established coffee shop in the attractive Battlefield area of Glasgow's Southside. Viewing is highly recommended.

With its bright modern décor and child friendly layout it has a regular loyal clientele of mothers with young children, local residents and students from the nearby Glasgow Clyde College, Langside Campus.

Sinclair Nursery and Battlefield Primary School are both nearby as are over 400 new flats which being built on the site of the old Victoria Infirmary.

Sales are growing and in this densely populated area there is significant potential for further growth.

The cafe offers a modern attractive environment with seating for 20 covers inside and a further 4 outside on the sunny west facing pavement.

**Financial information:**

The sale price includes all equipment, fixtures and fittings except the coffee machine which is leased.

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

**Staff:**

The business is run by the owner part-time with one full-time and 3 part-time staff.

**Opening hours:**

9am-4pm Monday - Friday,  
10am-4pm Saturday (Potential for Sunday opening)

**Premises:**

The premises are a superb modernised double fronted unit with spacious open plan seating and serving area, large kitchen and disabled toilet.

The area benefits from ample free on street parking.

**Tenure:**

Leasehold. Rent £780 per month. Current lease expires in November 2027.

Rateable value £8,400 so the business qualifies for 100% rates relief 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.

