

PEABERRY COFFEE
HOUSE

THE
BUSINESS SALES
AGENCY



Popular Muirend Coffee Shop

465-467 Clarkston Rd, Glasgow, G44 3LW Ref. 2684

This is a superb opportunity to acquire a highly visible and well presented main road coffee shop in the popular Muirend area of Glasgow.

Ideal owner managed business with low overheads.

Spacious premises with indoor space for 20 covers, additional west facing outdoor seating.

Business, leasehold interest, fixtures and fittings for sale at offers over £49,000 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.

0333 6000 888

www.businesssalesagency.com

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

Popular Muirend Coffee Shop
465-467 Clarkston Road
Muirend, Glasgow, G44 3LW

Ref. 2684

Type of business:

This is a popular well established coffee shop in the affluent Muirend area of Glasgow's southside.

Viewing is highly recommended.

With its bright modern décor and spacious open plan layout it has a regular loyal clientele of local residents and excellent passing trade.

It is an ideal owner managed operation and has significant potential for further growth. Currently profitable on a 5 day per week basis which gives the owner an excellent work/life balance.

The cafe offers a modern attractive environment with seating for 20 covers inside and a further 8 outside on the sunny west facing pavement.

Financial information:

The sale price includes all equipment, fixtures and fittings.

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

Staff:

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

Opening hours:

10am - 3pm Tuesday - Saturday.

Premises:

The premises are a bright spacious 59m² (623sqft) modernised unit with an open plan seating and serving area with large windows to the front, good sized kitchen and two customer toilets and one staff toilet.

The area benefits from ample free on street parking.

Tenure:

Leasehold. Rent £840 per month. Current lease expires in 31 July 2023 but can be extended. It is likely the landlord will require a rental deposit equivalent to 6 months rent.

Rateable value £7,800 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.

