



## **Busy Profitable Sandwich Bar**

**186 Main Street, Bellshill, ML4 1AE**

**Ref. 2698**

**This is an excellent opportunity to acquire a busy, well established sit-in and takeaway sandwich bar in a highly visible location on the Main Street in Bellshill.**

**Ideal owner managed business.**

**Average weekly sales of £4,000 - £5,000 with good gross and net profit margins.**

**Low rent and no rates payable.**

**Business, leasehold interest, fixtures & fittings for sale at offers over £80,000 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](http://www.businesssalesagency.com)

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

# THE BUSINESS SALES AGENCY

**Busy Profitable Sandwich Bar**  
**186 Main Street, Bellshill, ML4 1AE**  
**Ref. 2698**

## Type of business:

This is an excellent opportunity to acquire a profitable well established sit-in and takeaway sandwich bar on the busy Main Street in Bellshill.

Bellshill is a large town of over 40,000 residents located to the east of Glasgow. It has a vibrant commercial and retail centre. Located here, the café benefits from the high levels of footfall and with easy parking good passing trade.

The business has an excellent customer reputation scoring 5.8/6 on Just-Eat and 4.9/5 on Facebook.

## Financial information:

Weekly sales are averaging between £4,000 and £5,000. This is a consistently profitable and easily managed business with potential for further development.

All the equipment 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:

8am - 5pm Monday - Saturday  
9am - 3pm Sunday

## Premises:

The premises are located on a busy section of Main Street between Hamilton Road and Motherwell Road in the heart of Bellshill town centre.

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

This spacious shop extends to 59m<sup>2</sup> (623sqft) and consists of a bright double fronted serving and seating area with rear prep / store room and staff toilet. Free 1 hour street parking outside the shop.

## Tenure:

Leasehold. Rent £12,000 per annum. The lease is on a rolling 3 year basis from North Lanarkshire Council.

Rateable value £9,100 so the business benefits from 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.

