



Superb Upmarket West End Coffee Shop

167 Great George St, Glasgow, G12 8AQ Ref. 2700

This is a rare opportunity to acquire an upmarket coffee shop in a prime location in Glasgow's vibrant West End.

**Weekly net sales average £4,000 - £5,000,
26 cover sit-in capacity plus outside seating for 20.**

High quality 60m² (627sqft) leasehold premises next to M&S.

Prime West End site on Ashton Lane and close to Byres Road with loyal customer base and high levels of passing trade.

Leasehold interest, business, fixtures & 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.**

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THE BUSINESS SALES AGENCY

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Type of business:

This coffee shop has a prime West End location next to Marks & Spencers on Great George Street on its corner with Ashton Lane. It is a modern building specially built as a coffee shop to a high standard.

Established for over 13 years this business has an excellent reputation for its service and products, specialising in high quality coffee and freshly made deli sandwiches, cakes, pastries and patisserie.

The business has a loyal customer base and excellent passing trade with both sit-in and takeaway custom from the surrounding student and local resident market.

Trading from 7.30am to 7pm, the vibrant location on Ashton Lane facilitates huge potential to further develop evening trade. Please note, the property does not have full Class 3 hot food consent.

Financial information:

Net sales average £4,000 - £5,000 per week. The sale price includes all equipment, fixtures and fittings except the coffee machine which is on lease.

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

Premises:

Purpose built in 2007 as part of a new mixed retail and residential development the premises occupy a bright site on the corner of Great George St and Ashton Lane in Glasgow's West End.

Ashton Lane is probably the best entertainment destination in Glasgow with a large selection of trendy bars, restaurants, a cinema and nearby nightclubs.

Glasgow University occupies much of the surrounding area providing a high footfall of student customers that compliment the large numbers of local young professional residents.

The 60m2 (627sqft) unit is open plan except for the disabled access toilet. There is a large adjacent public car park and metered on-street parking.

Tenure:

Leasehold. Rent £37,000 per annum. Current lease runs until December 2026. Rateable value £34,800.

Staffing:

The business is run by the owner working part-time with 2 full-time and 3 part-time staff.

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.

