



Spacious Long Established Laundry Business Ref. 2706
597 Great Western Road, Glasgow, G12 8HX

This is a rare opportunity to acquire a well established laundry and dry cleaning business with unusually large premises in the heart of Glasgow's West End.

44m² ground floor and 208m² basement with side entrance.

7 commercial washing machines, 5 gas dryers and 3 ironing stations with ample space to expand operation.

Rent £22,500 per annum.

Business, leasehold interest, equipment, fixtures and fittings for sale at offers over £29,000.

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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www.businesssalesagency.com

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

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Ref. 2706

Type of business:

This is a rare opportunity to acquire a long established laundry and dry cleaning business in the heart of Glasgow's West End.

Especially spacious premises with ample room for extending the range of services.

Viewing is highly recommended.

Regular custom from surrounding student population, Air B&B operators, local hotels and vintage clothing retailers.

This spacious shop is well suited to its current use with a huge basement for ironing and other ancillary services.

Fully equipped with recent commercial equipment including 7 washing machines, 5 gas dryers, gas water heater and 3 ironing stations.

Financial Information:

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:

10am - 4pm 7 days.

Longer opening hours permitted if required.

Premises:

The premises are located in a highly visible location in the Hillhead area of Glasgow's West End. Close to Glasgow University the unit is in a high footfall area with accessible on street parking.

The shop comprises a ground floor customer and service area housing the washing machines and dryers. Its basement which is particularly spacious also extends under the 2 neighbouring shops and in addition to access from the ground floor has an additional external side entrance.

There is a staff toilet on the ground floor and a kitchen area in the basement. Ground floor is 44m² (465sqft) and the basement 208m² (2,196sqft).

Tenure:

Leasehold. Annual rent £22,500. Rateable value of ground floor is £13,800 and of basement £6,800.

As the basement has its own entrance it could be used for a separate business thus allowing both floors to be exempt from rates.

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.

