



THE  
**BUSINESS SALES**  
AGENCY

**Beautifully Decorated West End Coffee Shop      Ref. 2709**  
**476 Dumbarton Road, Glasgow, G11 6SQ**

**This is great opportunity to acquire a highly visible and ideal owner managed coffee shop in a densely populated part of Glasgow's West End.**

**Recently fully refurbished to a high standard and is in walk in condition throughout.**

**Low rent and no rates payable.  
Bright spacious shop with inside and outside seating.**

**Business, leasehold interest, fixtures and fittings for sale at offers over £39,000 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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**www.businesssalesagency.com**

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

**Beautifully Decorated West End Coffee Shop**  
**476 Dumbarton Road, Glasgow, G11 6SQ**  
**Ref. 2709**

**Type of business:**

This is a beautifully decorated sit-in and takeaway coffee shop in the densely populated West End of Glasgow.

The coffee shop is in a highly visible main road location and benefits from good repeat custom from the surrounding businesses and local residents.

Viewing is highly recommended.

**Financial information:**

This is an ideal owner managed business with low overheads.

The sale price includes all equipment (except the coffee machine and grinder which are leased), fixtures and fittings.

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

**Staff:**

This business is run by one full-time and one part-time members of staff.

**Opening hours:**

8.30am - 5pm Monday to Saturday.  
Potential for evening and Sunday opening.

**Premises:**

The premises are a spacious single fronted unit in a highly visible location on Dumbarton Road near its junction with Crow Road. Totally renovated by the current owner, the premises are decorated a bright modern style and are in walk-in condition throughout.

At 114m<sup>2</sup> (1,204sqft) the unit comprises a bright spacious front shop with counters and seating for 12 inside and a further 4 outside, large prep kitchen, storage and a disabled access toilet. There is ample on street parking around the shop.

The property has Class 1 planning use.

**Tenure:**

Leasehold. Rent £900 per month. Lease expires in December 2024 but can be extended.

Rateable value £10,100 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.

