

GRILL & CHILL

BURGERS & ICE CREAM @ 1527



Superb Unique Concept Restaurant & Takeaway

1527 Shettleston Road, Glasgow, G32 9AS Ref. 2712

This is an excellent opportunity to acquire a beautifully presented burger and dessert restaurant and takeaway in a highly visible main road location in the heart of the Shettleston area of Glasgow.

With full Class 3 hot food consent and 40 covers these beautifully presented premises are suitable for a wide range of catering operations.

Well fitted spacious 133m² (1,404sqft) main road unit.

Leasehold interest, 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, 38 Queen Street, Glasgow, G1 3DX

THE BUSINESS SALES AGENCY

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Ref. 2712

Type of business:

This well fitted unit is an excellent base suitable for a wide range of hospitality businesses. Its unique concept and main road location make it a "destination" for families looking for somewhere different to entertain their children and dine.

One of the unique aspects of this restaurant is the tables with "swing" chairs. This spacious restaurant has a large open plan seating area with 40 covers.

With full class 3 hot food consent, a good sized open kitchen together with large separate prep kitchen to the rear plus walk-in freezer these premises would suit a wide range of hospitality businesses.

Financial information:

The business has growing sales which are roughly 50% takeaway/delivery and 50% sit-in.

All equipment, fixtures and fittings are owned outright and included in the sale. Further financial information can be made available to serious interested parties after viewing.

Opening Hours:

4pm - 10pm Tuesday - Friday and
12noon - 10pm Saturday, 12noon - 9pm Sunday.

Premises:

These spacious premises are located on the main road in Shettleston which is on the east side of Glasgow. This is a popular, densely populated residential area providing a high level of delivery and sit-in customers.

This ground floor property comprises large seating area with open serving, dessert and kitchen area, a separate prep kitchen, walk-in freezer, ladies, gents and disabled access toilets, ample storage and rear access to bins. Unrestricted on street parking.

Tenure:

Leasehold. Rent £13,500 per annum. Current lease runs until 2041 with break options and rent reviews every 5 years. Rateable value only £9,700 so no rates payable.

Staffing:

This is an ideal owner managed business which is currently run with 2 staff during the week and 3 at the weekend.

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.

