



## Hot Food Takeaway with Spacious Catering Kitchen

69 Kilbowie Road, Clydebank, Glasgow, G81 1BL Ref. 2708

**Well fitted hot food takeaway with separate spacious catering kitchen on 1st floor.**

**With full Class 3 hot food consent and extraction on both ground floor and 1st floor levels these premises have private parking at the rear for delivery drivers which make them highly suitable for sit-in, takeaway or delivery options.**

**Spacious 158<sup>2</sup> (1,668sqft) unit across ground and 1st floors.**

**Leasehold interest, equipment, fixtures & fittings for sale at offers over £59,000 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**



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**Ref. 2708**

**Type of business:**

This spacious well fitted takeaway would be an excellent base for a wide range of takeaway and delivery businesses.

The property is unusual in that it has both a fully fitted takeaway operation on the ground floor together with a full, very spacious commercial kitchen of the first floor.

With full class 3 hot food consent, an excellent sized open plan kitchen with large prep area and walk-in chill these premises would suit a wide range of hospitality businesses.

**Financial information:**

Weekly sales averaging £4,000 with approximately £2,500-£3,000 coming via Just Eat and Deliveroo.

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 - 11pm 7 days.

No restrictions on daytime opening hours.

**Premises:**

These spacious premises are located on Kilbowie Road which is the main road through Clydebank. This is a densely populated area providing a high level of delivery and takeaway customers.

The 74m2 ground floor is fitted with two pan frying range, large dessert display/serve over and seating for at least 8 inside and a further 4 tables outside. There is a dumb waiter between the ground and first floors. There is rear access from both floors to a car park ideal for delivery drivers to use.

The 84m2 first floor is a large open plan catering kitchen with range cooker, double pizza oven, fryers, griddle, ample prep and storage space and with a walk-in chill together with 2 toilets.

**Tenure:**

Leasehold. Rent £19,800 per annum. New 10 year lease with 3 yearly rent reviews. Rateable value only £12,000 so no rates payable.

**Staffing:**

This is an ideal owner managed business which is currently run with 3 full-time staff and two drivers.

**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.

