



Hot Food Takeaway

1919 Dumbarton Road, Whiteinch, Glasgow, G14 0YS Ref. 2717

This is an excellent opportunity to acquire the lease of this fully fitted hot food takeaway business in the densely populated Whiteinch area of Glasgow close to the West End.

With full Class 3 hot food consent these premises are ideal base for a hot food takeaway and delivery business wanting to serve the area from West End all the way out to Clydebank and close to the tunnel for Southside deliveries.

**New 10 year lease available at £880 per month.
£5,000 rental deposit required.**

**Option to purchase business and freehold property
for offers over £99,000.**

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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Type of business:

This well fitted takeaway would be an excellent base for a wide range of takeaway and delivery businesses that want to cover any area from the West End of Glasgow to Clydebank.

The property has easy access to the Clyde tunnel so deliveries to the Southside are also practical.

The property has full class 3 hot food consent, a good sized kitchen, store room and staff toilet.

Depending on equipment installed these premises would suit a wide range of hospitality businesses.

Financial information:

Significant weekly sales which include Just Eat.

All equipment, fixtures and fittings are part of the lease arrangement together with the property.

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

Opening Hours:

4pm - 11pm. Current closed Tuesday and Wednesday but can open 7 days.

Premises:

This hot food takeaway is located in a highly visible location on Dumbarton Road in the Whiteinch area of Glasgow close to the West End.

This is a densely populated area providing a high level of delivery and takeaway customers.

Extending to 30m² (317sqft) this unit is currently fitted with a commercial 4 burner gas wok range, fryer and range cooker.

There is unrestricted on street parking which is ideal for delivery drivers.

Tenure:

Leasehold. Rent £880 per month. New 10 year lease with 5 yearly rent reviews.

Rateable value only £4,400 so no rates 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.

