



Spacious Well Established West End Coffee Shop

16 Cresswell Lane, Hillhead, Glasgow, G12 8AA Ref. 2704

This is an excellent opportunity to acquire one of the largest and longest established coffee shops in the West End.

Very spacious double unit 136m² open plan seating and serving area all on the ground floor with 74 covers inside and permission for a further 40 outside in pedestrianized area.

Significant level of sales with excellent gross profit margins. Good size commercial kitchen with Class 3 hot food consent.

Business, leasehold interest, fixtures & fittings for sale at offers over £69,950 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

Spacious Well Established Coffee Shop

16 Cresswell Lane, Hillhead, Glasgow, G12 8AA

Ref. 2704

Type of business:

Probably one of the largest and longest established coffee shops in the West End of Glasgow.

With 74 covers inside and permission for a further 40 outside together with full class 3 hot food consent, this profitable coffee shop offers a rare significant business opportunity in a prime location.

Located in Cresswell Lane which is the continuation of Ashton Lane in the heart of the popular West End of Glasgow, these double unit premises have housed a busy coffee shop for over 30 years. A local institution, it has high levels of repeat custom and excellent levels of passing trade.

Opening Hours:

10am to 5pm, 7 days. Longer hours are allowed.

Financial information:

Significant sales with excellent gross profit margins.

The sale price includes all equipment, fixtures and fittings except the coffee machine, grinder and till system which are rented. Further information can be made available to interested parties after viewing.

Premises:

The premises are located in Cresswell Lane which runs parallel to Byres Road and are a continuation of Ashton Lane forming part of the highly popular food, bar, café and entertainment district of Glasgow's vibrant West End.

There are many quality gift, food, and other complementary retailers in the surrounding area creating a good footfall for the business. Huge floor to ceiling concertina windows on to the street make it a particularly attractive place to sit.

This double unit comprises a very large open plan seating and serving area with separate kitchen and toilets to the rear. The total ground floor internal area extends to 136m² (1,436sqft).

Tenure:

Leasehold. Annual rent is £65,000. Lease runs until 2025 with option for further 5 years. Rateable value £44,000 with rates payable of £21,912.

Staffing:

Operated fully staffed with 3 full-time and 1 part time employees.

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.

