



THE  
**BUSINESS SALES**  
AGENCY

**Profitable Sandwich Bar      Ref. 2721**  
**4A Hunter Street, East Kilbride, G74 4LZ**

**This is an excellent opportunity to acquire a profitable sandwich bar in the heart of the Village in East Kilbride.**

**Sales averaging £2,500 - £3,000 per week.**

**Great potential to grow sales further through additional outside catering, deliveries and extending the hours.**

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



# THE BUSINESS SALES AGENCY

## Profitable Sandwich Bar

4A Hunter Street, East Kilbride, G74 4LZ

Ref. 2721

### Type of business:

This is an excellent opportunity to acquire a well established and profitable sandwich bar located in the heart of The Village in East Kilbride.

Viewing is highly recommended.

The Village is the oldest part of East Kilbride and is home to a range of quality independent retail and hospitality outlets providing a high level of footfall and regular customer base for the business.

Custom from the pupils of the surrounding schools including St Andrew's and St Bride's High School, Calderglen High School and Duncanrig Secondary School also result in significant sales for the shop.

The premises have class 1 use and manage an extensive menu with the use of a commercial oven, panini grills, microwaves and a good sized kitchen and prep space.

The premises could cater for a wide range of similar food offerings and delivery trade.

### Financial Information:

Average weekly sales of £2,500 - £3,000 which with low overheads make this a profitable and easily run business.

All equipment (except the Coca Cola drinks fridge which is on free loan), fixtures and fittings are owned outright and included in the sale price.

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

### Opening hours:

10am - 4pm 7 days.

### Premises:

The premises extend to 28m<sup>2</sup> (296sqft) and comprise a bright spacious front shop with refrigerated display, drinks fridge and refrigerated pick and go display. To the rear is a prep kitchen, storage areas and a staff toilet.

There is ample parking in the Village Car Park behind the shop together with on street parking.

### Tenure:

Leasehold. Rent is £720 per month. Current lease runs until 2027 and can be extended. Rateable value only £5,500 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.

