



Stefano's
PIZZERIA

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Well Established Profitable Pizzeria Ref. 2724
1108 Cathcart Road, Glasgow, G42 9EG

This is a rare opportunity to acquire a very well established and profitable takeaway pizzeria in the densely populated Mount Florida area of Glasgow very close to Hampden Stadium.

**Net sales for the year ended 5 April 2021 £168,000
from 5 days per week trading.**

Business, leasehold interest, fixtures and fittings for sale at offers over £29,000 plus stock at valuation.

Sign wrapped VW Caddie van with "PP14ZZA" registration plate for sale by separate negotiation at £14,000.

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.**

0333 6000 888

www.businesssalesagency.com

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

Well Established Profitable Pizzeria
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Ref. 2724

Type of business:

This is a rare opportunity to acquire a very well established and profitable takeaway pizzeria in the Mount Florida area of Glasgow.

Viewing is highly recommended.

The business is in a densely populated area which is ideal for deliveries and is also in very close proximity to Hampden Stadium which means it also experiences high levels of custom on match days and when other events are being staged.

The premises have full class 3 hot food consent with extractor hoods over both the double pizza oven and in the kitchen area behind.

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

Financial Information:

Net sales for the year ended 5 April 2021 £168,000 from only 5 days per week trading. 85-90% deliveries.

All equipment (excluding van), fixtures and fittings are owned outright and included in the sale price.

A beautiful wrapped VW Caddy 2017 delivery van with great registration plate "PP14ZZA" is available by separate negotiation for offers over £14,000.

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

Opening hours:

5pm - 10pm Wednesday, Thursday and Sunday.
5pm - 11pm Friday and Saturday.
Closed Monday and Tuesday but no restrictions to opening then if desired.

Premises:

The premises are a well fitted 45m² (475sqft) highly visible main road unit comprising a customer takeaway counter together with spacious prep, cooking and storage areas and a staff toilet. Ample free on street parking around the shop.

Tenure:

Leasehold. Rent is £30,000 per annum. Rateable value only £5,600 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.

