



Popular Established Sandwich Bar Ref. 2734
4 Thornton Road, Blackwood, South Lanarkshire, ML11 9QE

**This is an excellent opportunity to acquire a
profitable sandwich bar with little local competition
in the Blackwood near Lesmahagow
in South Lanarkshire.**

Good consistent weekly sales.

Low rent of only £585 per month and no rates payable.

Just off the M74 and on the popular A74 cycle touring route.

**Business, leasehold interest, fixtures and fittings for sale at
offers over £29,000 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

Popular Established Sandwich Bar
4 Thornton Road, Blackwood,
South Lanarkshire, ML11 9QE

Ref. 2734

Type of business:

This is an excellent opportunity to acquire a popular, well established and profitable sandwich bar with little local competition located in the Blackwood near Lesmahagow in South Lanarkshire.

Viewing is highly recommended.

The adjoining villages of Kirkmuirhill & Blackwood have a population of 4,380 with Lesmahagow only 2 miles away a further 4,300.

The café attracts a significant footfall of local tradesmen, residents, traffic from the M74 and nearby A74 touring cycling route as well as general passing trade.

A spacious car park makes this a popular location for those working in the area to pop in for their breakfasts and lunch.

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

Financial Information:

Good consistent weekly sales which with low overheads make this a profitable and easily run business.

All equipment, 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:

8am - 3pm 7 days.

Premises:

The premises extend to 31m² (327sqft) and comprise a bright spacious front shop with seating area to the side. There is a wash up area and staff toilet to the rear. There is ample private parking in front of the shop.

Tenure:

Leasehold. Rent is £585 per month. Rateable value only £2,300 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.

