



Popular Sandwich Bar

Ref. 2748

436 Duke Street, Dennistoun, Glasgow, G31 1QL

This is a great opportunity to acquire a popular sandwich bar in densely populated Dennistoun area of Glasgow.

Sales averaging £2,000 per week.

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

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.

0333 6000 888

www.businesssalesagency.com

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

THE BUSINESS SALES AGENCY

Popular Sandwich Bar

436 Duke St, Dennistoun, Glasgow, G31 1QL

Ref. 2748

Type of business:

This is a great opportunity to acquire a well established and popular takeaway sandwich bar in the densely populated Dennistoun area of Glasgow.

Viewing is highly recommended.

Duke Street in Dennistoun is a busy main road providing a high level of footfall and excellent passing trade which generates a regular customer base for the business. The adult population of the Dennistoun area is over 25,000.

The premises have good size kitchen with extraction and could cater for a wide range of similar food offerings and delivery trade.

Financial Information:

Average weekly sales of £2,000 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:

8am - 3.30pm Monday to Saturday.

Permission to open until 11pm.

Premises:

The premises extend to 32m² (338sqft) and comprise a bright spacious front shop with refrigerated serve over display and drinks fridge.

To the rear is a good sized kitchen and a staff toilet.

There is ample parking on street parking.

Tenure:

Leasehold. Rent is £1,100 per month. Current lease runs until 2037.

Rateable value only £4,200 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.

