

The Tea Bay

THE
BUSINESS SALES
AGENCY



Very Popular Main Road Café **Ref. 2767**
242 Main Street, Cambuslang, Glasgow, G72 7EG

This is an excellent opportunity to acquire a highly popular café with Class 3 consent on the main road in Cambuslang, an attractive town to the south east of Glasgow.

Low overheads. Rent only £500 per month. No rates payable.

Mainly sit-in trade with for 16 covers inside and further 2 outside.

Business, leasehold interest, fixtures and fittings for sale at offers over £29,500 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

Very Popular Main Road Café
242 Main St, Cambuslang, Glasgow, G72 7EG
Ref. 2767

Type of business:

This is an excellent opportunity to acquire a well established and highly popular main road cafe which is very much part of the local community. It is located in Cambuslang, an attractive town to the south east of Glasgow.

Viewing is highly recommended.

As part of a parade of quality local retail and service businesses the area attracts a significant footfall of local residents and good passing trade.

The café has excellent reviews, rating 4.9 out of 5 on Facebook and 4.5 out of 5 on trip advisor.

The premises have class 3 consent so could cater for a wide range of cuisines and delivery trade.

Financial Information:

This is a consistently busy café with potential for further growth through deliveries and outside catering.

All equipment (except the coffee machine and grinder which are on lease), 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:

Current hours 9am-4pm Monday to Saturday but allowed to open longer if desired: 8am-6pm weekdays and 9am-6pm Saturday and Sundays.

Premises:

The premises extend to 35m² (370sqft) and were full refurbished by the current owner in 2015. They open plan and comprise a bright cosy front shop with spacious kitchen and toilet to the rear.

The property has Class 3 hot food consent. There is ample parking on the street near the shop.

Tenure:

Leasehold. Rent £6,000 pa. Current lease runs until 2028. Rateable value £5,800 so no rates 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.

