



THE
BUSINESS SALES
AGENCY

DELicious To-Go
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TT'S
BARBERS

WEE Deli
at Seres Road

TEL . 6382299

Profitable Well Established Sandwich Bar Ref. 2768
69 Seres Road, Clarkston, Glasgow, G76 7PG

**This is an excellent opportunity to acquire a
profitable well equipped sandwich bar
in the heart of the affluent
Clarkston area of Glasgow's south side.**

**Sales averaging £2,500 - £3,000 per week.
Low rent of only £700 per month.**

**Great potential to grow sales further through additional
outside catering and deliveries.**

**Business, leasehold interest, fixtures and fittings for sale at
offers over £55,000 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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www.businesssalesagency.com

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

Profitable Well Established Sandwich Bar
69 Seres Road, Clarkston, Glasgow, G76 7PG
Ref. 2768

Type of business:

This is an excellent opportunity to acquire a well established, well equipped and profitable sandwich bar located in the affluent Clarkston area of Glasgow's south side.

Viewing is highly recommended.

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

Easy parking makes this a popular location for local tradesmen 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:

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

All equipment, fixtures and fittings (except the Merrychef which is on HP) are owned outright and included in the sale price.

The owners also have a sign written Smart car which is available for sale by separate negotiation.

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

Opening hours:

9am - 2.30pm 6 days. Closed Sunday.

Premises:

The premises extend to 34m² (360sqft) and comprise a bright spacious front shop with refrigerated display, drinks fridge and coffee machine. To the rear is a well equipped kitchen with ample storage and a staff toilet.

The property had Class 1 use. Ample parking on the street outside the shop.

Tenure:

Leasehold. Rent is £700 per month. Current lease runs until 2033 with a break option in 2028.

Rateable value only £6,500 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.

