



**Attractive West End Bar Restaurant**

**Ref. 2771**

**734 Dumbarton Road, Glasgow, G11 6RD**

**This is a great opportunity to acquire a popular bar restaurant in the Thornwood area of Glasgow's thriving West End.**

**In a highly visible south facing main road location this business has seating for 44 inside and a further 12 outside.**

**With full class 3 hot food consent and license to sell alcohol between 11am and midnight everyday this unit would suit a wide range of hospitality offerings.**

**Average weekly sales between £7,000 and £8,000**

**Business, leasehold interest, fixtures & fittings for sale at offers over £49,500 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.**

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[www.businesssalesagency.com](http://www.businesssalesagency.com)

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



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**Type of business:**

These premises have been a bar restaurant for well over 20 years and offer an excellent opportunity for a wide range of hospitality and catering options.

Fitted out to provide a bright modern open plan layout with seating for 44 covers inside and a further 12 on the south facing pavement which is set well back from the road, this unit is in walk-in condition.

This café bar is ideally suited to either being owner managed or being part of a larger group with full and part-time staff.

**Financial information:**

Average weekly sales of £7,000 - £8,000.

The sale price includes all equipment, fixtures and fittings. Stock at cost usually around £5,000.

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

**Staff:**

The business is run by the owner with 4 full-time and 2 part-time staff.

**Opening hours:**

Licensed to sell alcohol 11am - midnight 7 days. Business opens at 10am.

**Premises:**

The premises are a spacious main road unit located on Dumbarton Road close to its junction with Broomhill Drive. This is a densely populated area with free on street parking and provides a good customer base for the business.

The unit is mainly open plan with a spacious bar and seating area together with a commercial kitchen, 2 toilets (one with disabled access), store and additional mezzanine storage.

**Tenure:**

Leasehold. Rent £28,000 per year. Current lease runs until 2032. Option to purchase property. Rateable value £16,000. Rates payable £7,112.

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