



Beautifully Decorated West End Coffee Shop Ref. 2777
476 Dumbarton Road, Glasgow, G11 6SQ

**This is great opportunity to acquire a highly visible and
ideal owner managed coffee shop
in a densely populated part of Glasgow's West End.**

**Recently fully refurbished to a high standard and is in walk in
condition throughout.**

Low rent and overheads.

Bright spacious shop with inside and outside seating.

**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

Beautifully Decorated West End Coffee Shop
476 Dumbarton Road, Glasgow, G11 6SQ
Ref. 2777

Type of business:

This is a beautifully decorated sit-in and takeaway coffee shop in the densely populated West End of Glasgow.

The coffee shop is in a highly visible main road location and benefits from good repeat custom from the surrounding businesses and local residents.

Viewing is highly recommended.

Financial information:

This is an ideal owner managed business with low overheads.

The sale price includes all equipment, fixtures and fittings.

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

Staff:

This business is run by one of the owners with one full-time member of staff.

Opening hours:

8am - 4pm Tuesday to Saturday.
Potential for 7 day and evening opening.

Premises:

The premises are a spacious single fronted unit in a highly visible location on Dumbarton Road near its junction with Crow Road. Recently totally renovated, the premises are decorated a bright modern style and are in walk-in condition throughout.

At 114m² (1,204sqft) the unit comprises a bright spacious front shop with counters and seating for 12 inside and a further 4 outside, large prep kitchen, storage and a disabled access toilet. There is ample on street parking around the shop.

The property has Class 1 planning use.

Tenure:

Leasehold. Rent £925 per month. Lease expires in December 2024 but can be extended.

Rateable value £12,600. Rates payable after discount for 2023/24 only £941.

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.

