



Spacious West End Restaurant / Cafe

16 Cresswell Lane, Hillhead, Glasgow, G12 8AA Ref. 2704

This is an excellent opportunity to acquire spacious restaurant premises in the heart of Glasgow's trendy and affluent West End.

A bright double unit extending to 136m² of open plan ground floor seating and serving area with 74 covers inside and a further 40 outside in pedestrianized area outside.

Good size commercial kitchen with Class 3 hot food consent. Likely to obtain alcohol licence if required.

Business, leasehold interest, fixtures & fittings for sale at offers over £69,950 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

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Type of business:

Probably one of the largest restaurant / café premises available in the West End of Glasgow.

With 74 covers inside and permission for a further 40 outside together with full class 3 hot food consent, this offers a rare significant business opportunity in a prime location.

Located in Cresswell Lane which is the continuation of Ashton Lane in the heart of the popular West End of Glasgow, these double unit premises have housed a hospitality business for over 30 years. It has high levels of repeat custom and excellent levels of passing trade.

Opening Hours:

Current hours are 10am to 5pm, 7 days but evening and longer hours are allowed.

Financial information:

The sale price includes all equipment, fixtures and fittings except the coffee machine, grinder and till system which are rented. Further information can be made available to interested parties after viewing.

Premises:

The premises are located in Cresswell Lane which runs parallel to Byres Road and are a continuation of Ashton Lane forming part of the highly popular food, bar, café and entertainment district of Glasgow's vibrant West End.

There are many quality gift, food and other complementary retailers in the surrounding area creating a good footfall for the business. Huge floor to ceiling concertina windows on to the street make it a particularly attractive place to sit.

This double unit comprises a very large open plan seating and serving area with separate kitchen and toilets to the rear. The total ground floor internal area extends to 136m² (1,436sqft).

Tenure:

Leasehold. Annual rent is £65,000. Lease runs until 2025 with an automatic option for further 5 years. Rateable value £44,000 with rates payable of £21,912.

Staffing:

Operated fully staffed with 3 full-time and 1 part time employees.

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.

