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**BEL•CIBO**

*pizza . pasta . grill*

0141 848 1259



## Well Equipped Restaurant & Takeaway

48B Glasgow Road, Paisley, PA1 3PW

Ref. 2780

**This is a great opportunity to acquire a busy main road licensed restaurant and takeaway with full hot food consent.**

**On Glasgow Road with ample on street parking and close to the heart of Paisley this is an ideal position for both sit-in and delivery trade.**

**Spacious 88m<sup>2</sup> (930sqft) premises with seating for 30 customers.**

**Spacious fully equipped commercial kitchen.**

**Average weekly net sales between £5,000 and £7,000.**

**Leasehold interest, fixtures & fittings for sale at offers over £49,000.**

### **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](http://www.businesssalesagency.com)

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

**Well Equipped Restaurant & Takeaway**  
**48B Glasgow Road, Paisley, PA1 3PW**  
**Ref. 2780**

**Type of business:**

This well established and fully equipped licensed restaurant and takeaway is ideally positioned for both sit-in and delivery trade.

Currently trading as an Italian restaurant but suitable for a wide range of different cuisines.

With full class 3 hot food consent and seating for 30 covers this business is located on the main Glasgow Road with ample on street parking and close to Paisley city centre.

**Financial information:**

Sales are roughly 80% sit-in and 20% Just Eat deliveries. Last year Just Eat sales were £100,000.

The sale price includes all equipment, fixtures and fittings.

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

**Opening hours:**

Current opening times 4pm - 10pm Monday to Thursday, 1pm - 10pm Friday, 9am - 10pm Saturday and Sunday.

Longer daytime hours allowed.

**Premises:**

The premises are a spacious unit located on Glasgow Road, which is one of the main roads into Paisley city centre. There is ample on street parking.

At 88m<sup>2</sup> (930sqft) the unit is mainly open plan with spacious serving and seating area together with a good sized well equipped commercial kitchen, ladies and gents toilets.

**Tenure:**

Leasehold. Rent £1,000 per month. Current lease runs until 2032.

Rateable value £11,250 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.

