



## **Spacious West End Restaurant / Cafe**

**16 Cresswell Lane, Hillhead, Glasgow, G12 8AA    Ref. 2801**

**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 136m<sup>2</sup> 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.**

**Annual rent £59,500 plus VAT. New long lease available.**

### **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**

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**Ref. 2801**

**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. The area experiences excellent levels of passing trade.

**Opening Hours:**

7 day opening including evenings.

**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 136m<sup>2</sup> (1,436sqft).

**Tenure:**

Leasehold. Annual rent is £59,500. A new long lease is available. Rateable value £44,000 with rates payable of £21,912.

**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.

