



**Profitable Well Established Cafe      Ref. 2740**  
**8 Main Street, Lennoxton, Glasgow, G66 7DD**

**This is an excellent opportunity to acquire a busy profitable café with Class 3 consent on the main road in Lennoxton which is a popular town to the north of Glasgow**

**Sales averaging £2,500 - £3,000 per week.  
Low rent of only £4,175 per year and no rates payable.**

**Mainly takeaway trade but space for 20 covers inside and further 6 outside.**

**Business, leasehold interest, fixtures and fittings for sale at offers over £37,500 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.**

**0333 6000 888**

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

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

**Profitable Well Established Café**  
**8 Main Street, Lennoxtown, Glasgow, G66 7DD**  
**Ref. 2740**

**Type of business:**

This is an excellent opportunity to acquire a well established and profitable main road cafe located in Lennoxtown, a popular town north of Glasgow.

Viewing is highly recommended.

As part of a parade of quality local retail and hospitality businesses the area attracts a significant footfall of local residents and good passing trade. The café is particularly popular with cycling groups.

Easy parking makes this a ideal location for local tradesmen to pop in for their breakfast and lunch.

The premises have class 3 consent with the only restriction being no deep fat frying so could cater for a wide range of cuisines and delivery trade.

**Financial Information:**

Average weekly sales of £2,500 - £3,000 which with low overheads make this a profitable and easily run business.

All equipment, fixtures and fittings are owned outright and included in the sale price.

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

**Opening hours:**

7am - 2pm 6 days. Closed Sunday.

**Premises:**

The premises extend to 46m<sup>2</sup> (486sqft) and comprise a bright spacious front shop with refrigerated serve over display, ice cream display fridge and coffee machine. To the rear is a well equipped kitchen with ample storage and a staff toilet.

The property had restricted Class 3 use. There is ample parking on the street outside the shop.

**Tenure:**

Leasehold. Rent is £4,175 per year. Current lease runs until 2030 with no rent reviews. Rateable value only £4,000 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.

