BUSY & PROFITABLE COFFEE SHOP

GLASGOW SOUTHSIDE Ref. 2828

THE BUSINESS SALES AGENCY

An exciting opportunity to acquire a well-established, busy and profitable coffee shop which recently also obtained an alcohol licence in one of Glasgow's most densely populated and popular Southside locations.

Generating annual net sales of approximately £400,000 from daytime trading alone, with significant untapped potential to increase turnover and profits through evening opening, alcohol sales and expanded takeaway/delivery trading.

Key Features

- **£400,000 annual net daytime sales – excluding alcohol**
- **Full Class 3 hot food consent**
- **Premises licence for the sale of alcohol**
- **35 covers**
- **Spacious 1,003sqft (95m²) premises**
- **Superb prominent dual-aspect corner location**
- **Separate entrance for takeaway and delivery operations**
- **Recently refurbished to a high standard**
- **Excellent scope to develop evening trade and licensed sales**
- **Attractive rent of just £15,000 per annum**
- **Rateable Value: £14,100**
- **Long lease until September 2032**
- **Outstanding Growth Potential**

The business currently benefits from strong daytime trade, yet operates with considerable scope for expansion. Introducing evening opening and developing alcohol sales could provide a substantial opportunity to increase turnover and profitability.

The combination of strong existing sales, low occupancy costs, a prime corner position, quality refurbishment and long lease makes this an attractive proposition for an experienced operator, hospitality group or ambitious buyer looking to grow an already successful business.

Offers in the Region of £150,000

The sale includes the business, equipment and valuable leasehold interest.

ENQUIRIES

If this opportunity is of interest to you please contact Alan Kinghorn at The Business Sales Agency on 0333 6000 888 or by email at kinghorn@businesssalesagency.com