

**An exciting opportunity to acquire a well-established, busy and profitable licensed restaurant 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 (95m<sup>2</sup>) 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 restaurant 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  
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