








# BUSINESS For Sale

 525 Gt Western Rd,  
Glasgow, G12 8HN

-  107.31 sqm (1,155 sq ft)
-  Established business
-  West End location
-  Busy arterial route
-  Rare opportunity
-  VAT free rent

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Viewing by appointment with the sole selling / letting agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

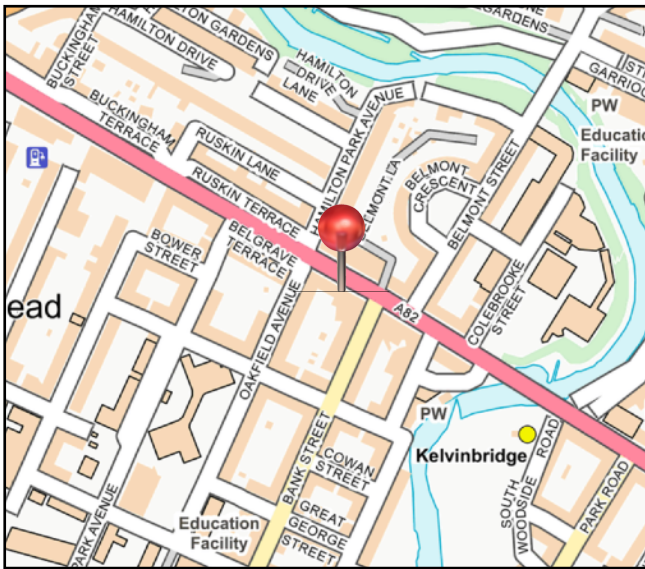
0141 291 5786



## Location

Glasgow is Scotland's largest city and is situated close to the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The City sits approximately 50 miles west of Edinburgh and connects via the M8, the main motorway network serving central Scotland.

The property is located on the south side of Great Western Road, close to its junction with Bank Street. Great Western Road (A82) is a main thoroughfare, west of the city centre. In the immediate vicinity there are a number of bars, restaurants and shops, with Kelvinbridge and St. Georges Cross Underground Stations within walking distance. The property also offers excellent road links provided by the M8 motorway. Nearby occupiers include Subway, Coopers and Domino's Pizza.



## Description

The property comprises a Victorian era tenement building of masonry construction arranged over five floors, providing retail space on the basement and ground floors with residential accommodation on the upper floors. The roof is pitched and appears to be clad in slate tiles.

The shop is accessed via a single timber framed pedestrian door. Internally, the open plan retail space is rectangular in shape. There is a host of metal adjustable display shelving, newspaper and magazine display racking, fridge/freezer, confectionery display to the side and tobacco gantry behind the counter. The floor is tiled, the walls of plaster/paint and the suspended ceiling incorporates fluorescent strip lighting. There is no gas supply to the property and space heating is provided electrically. There is a mezzanine and kitchenette to the rear. Access to the basement is provided via a trapdoor.

## Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales, storage	64.07	690
Basement	Storage	43.24	465
<b>TOTAL</b>		<b>107.31</b>	<b>1155</b>

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

## Trading Information

Disqu Blu has been an established newsagents/ convenience store for over 75 years selling groceries, confectionery, tobacco/cigarettes, newspapers and magazines, ice creams, greeting cards, crisps, snacks and soft drinks. The business does not retail alcohol and trades Mon-Sun from 6am to 6:30pm.

The current owner operators have decided to sell the business, thus creating an exciting self-employment opportunity. The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook. The bespoke service the current owners provide is reflective of the success of the business and in turn, the return custom.

The sale of Disqu Blu provides an opportunity to acquire an easily manageable retail business. New owners will benefit from premises enjoying an established trading position on a busy thoroughfare. Extending the trading hours may provide scope to increase sales.

## Price

Offers are invited for the goodwill of the business, fixtures and fittings. Stock will be in addition and at valuation.

## Tenure

The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £24,500 per annum. Full quoting terms are available upon request.

## Particulars

Rateable Value	£14,600
EPC	Available upon request

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