

Business FOR SALE

visionExpress
Opticians

378-380 Byres Road,
Glasgow, G12 8AR

- 121.79 sqm (1,311 sq ft)
- West End location
- Busy thoroughfare
- Well presented restaurant
- Established business
- Subjects over 3 levels

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Viewing by appointment with the sole letting/selling agents;

Kirkstone Property Consultancy
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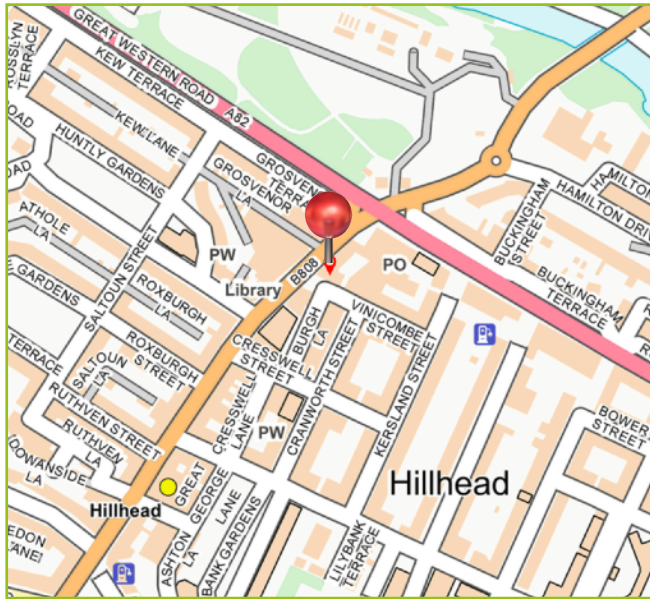
0141 291 5786



Location

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

Byres Road is the principal retailing thoroughfare within the heart of Glasgow's affluent West End. The property is located in a prime retail pitch on the east side of Byres Road close to its junction with Great Western Road (A82). Hillhead Underground and Kelvinbridge Underground stations are in close proximity. Occupiers represented in the nearby vicinity include Waitrose, Papyrus, Waterstones and Glasgow Grosvenor Hotel.



Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Mezzanine	Storage	7.8	84
Ground	Dining area & kitchen	70.59	760
Basement	Kitchen & storage	43.4	467
TOTAL		121.79	1311

Description

The subjects comprise a double retail unit trading as a Class 3 hot food restaurant within a retail parade, of masonry construction, under a pitched and slated roof. The property is arranged over three floors, including basement and mezzanine.

The property has a timber and glazed frontage and is accessed via a single pedestrian door per unit. There is a customer dining area to the front and the commercial kitchen is to the rear. The kitchen is, as expected, fitted out to a professional standard with extract ventilation and a range of stainless steel sink units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is covered in laminate and the walls are finished with plaster/paint. Artificial lighting is provided via pendant fixtures. A small mezzanine has been formed in one unit and access to the basement is gained via stairwells to the rear of each unit. The basement accommodates a kitchen, chill room, storage and welfare facilities.

Trading Information

The Burger Cartel is a hot food restaurant which benefits from Class 3 consent. The current operators have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity. The business benefits from high levels of repeat custom from locals.

Price

Offers in the region of £95,000 are sought for our client's leasehold interest in the property including the goodwill of the business, fixtures and fittings. Stock will be available at valuation.

Tenure

The lease is available by way of assignation, for the residual term of the lease, which expires in August 2027. The current rent is £48,000 per annum. The rent is subject to an open market rent review in August 2023. There is the option to extend the lease, subject to approval.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £36,250 effective from 1st April 2023.

Particulars

EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party will be responsible for their own
Entry	Available on completion of legal formalities

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