

TO LET Cafe

 86 Maryhill Road,
Glasgow, G20 7QB

- 🌀 Busy thoroughfare
- 🌀 Turnkey opportunity
- 🌀 Established operation
- 🌀 Potential to increase sales
- 🌀 Rates exempt
- 🌀 VAT free rent

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Viewing by appointment with the sole letting agents;

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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.

The property is located on the east side of Maryhill Road close to its junction with Clarendon Street, to the north of Glasgow City Centre. Maryhill Road is a main arterial route and provides regular bus services as well as direct access to the M8 motorway and the A739 Clyde Tunnel via the A739 Bearsden Road. St. Georges Cross underground station takes less than a 5 minute walk to reach.



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Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area, kitchen and storage	67.91	731

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

Description

The subjects comprise a twin ground floor retail unit within a blonde sandstone tenement building, under a pitched and tiled roof. The building is arranged over four floors providing residential space on the upper floors.

The cafe is accessed via a single pedestrian door which leads into the sales area. The dining area accommodates 26 covers. The commercial kitchen to the rear is fitted out to a good standard with 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 tiled/laminate, and the walls are of plaster/paint. The ceiling is of suspended tile incorporating fluorescent strip and LED spot lighting. The kitchen benefits from a store to the rear.

Trading Information

The subject property operates as an established cafe. The owner occupier has decided to sell the business due to retirement, thus creating an exciting self-employment opportunity. The business benefits from high levels of repeat custom from locals. The business trades Monday to Saturday from 7:30am to 4pm and is closed on Sunday.

Price

Offers in the region of £20,000 are sought for the goodwill of the business, fixtures and fittings. Stock will be available at valuation.

Lease Terms

A new lease is available on a full repairing and insuring basis, for a term to be agreed, at a rent of £18,000 per annum. Full quoting terms are available on request.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £8,800 effective from 1st April 2023.

Energy Performance Certificate

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

The subjects are not elected for VAT, therefore, VAT is not payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.

