

TO LET

Standout Café on Great Western Road

 **GRAHAM  
SIBBALD**



**Serenity Now, 380 Great Western Road, Glasgow, G4 9HT**

£19,000 per annum

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Fantastic Business opportunity**
- **Prominent West End Location**
- **Large frontage onto Great Western Road**
- **Modern clean fit out with outdoor seating area**
- **Currently providing vegan meals and treats**



## INTRODUCTION

The Subjects are located on Great Western Road, a stones throw away from leafy Woodlands, in the Heart of Glasgow's West End. Situated in a prominent location, the subjects benefit from a high level of footfall and traffic on Great Western Road, a main arterial route heading West from Glasgow City Centre.

The property benefits from a large window frontage and a modern sleek interior which would appeal to a plethora of occupiers.

The surrounding area has various operators including high end bars and restaurants as well as other cafes and individual shops. The area is affluent, frequented by young professionals, students and families who enjoy the vibrant atmosphere the West end has to offer.

The property benefits from excellent transport links with a subway station a few minutes' walk away and various bus routes pass by the front door. There is also on street parking outside the property and it's a 15-minute walk into Glasgow City Centre and 20 minutes to the Clyde along the Kelvin Walkway.

We feel this operation would suit a hands-on operator/couple.

## THE PROPERTY

The subjects consist of a ground floor unit which is part of a traditional four storey tenement building with a glazed frontage onto Great Western Road.

## ACCOMMODATION SUMMARY

### Public Areas-

- Seating area for 26 covers with potential for extra seats
- Counter area
- Accessible W.C

### Service area

- Kitchen Area

### Outside

- Seating area for 24 covers

## TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.

## STAFF

TUPE regulations will apply to all members of staff.

## LICENCE

The Premises holds a restricted Class 3 licence.

## SERVICES

Mains drainage, electricity and water are all connected to the property. There is a zonal fire alarm system.

## RATEABLE VALUE / COUNCIL TAX

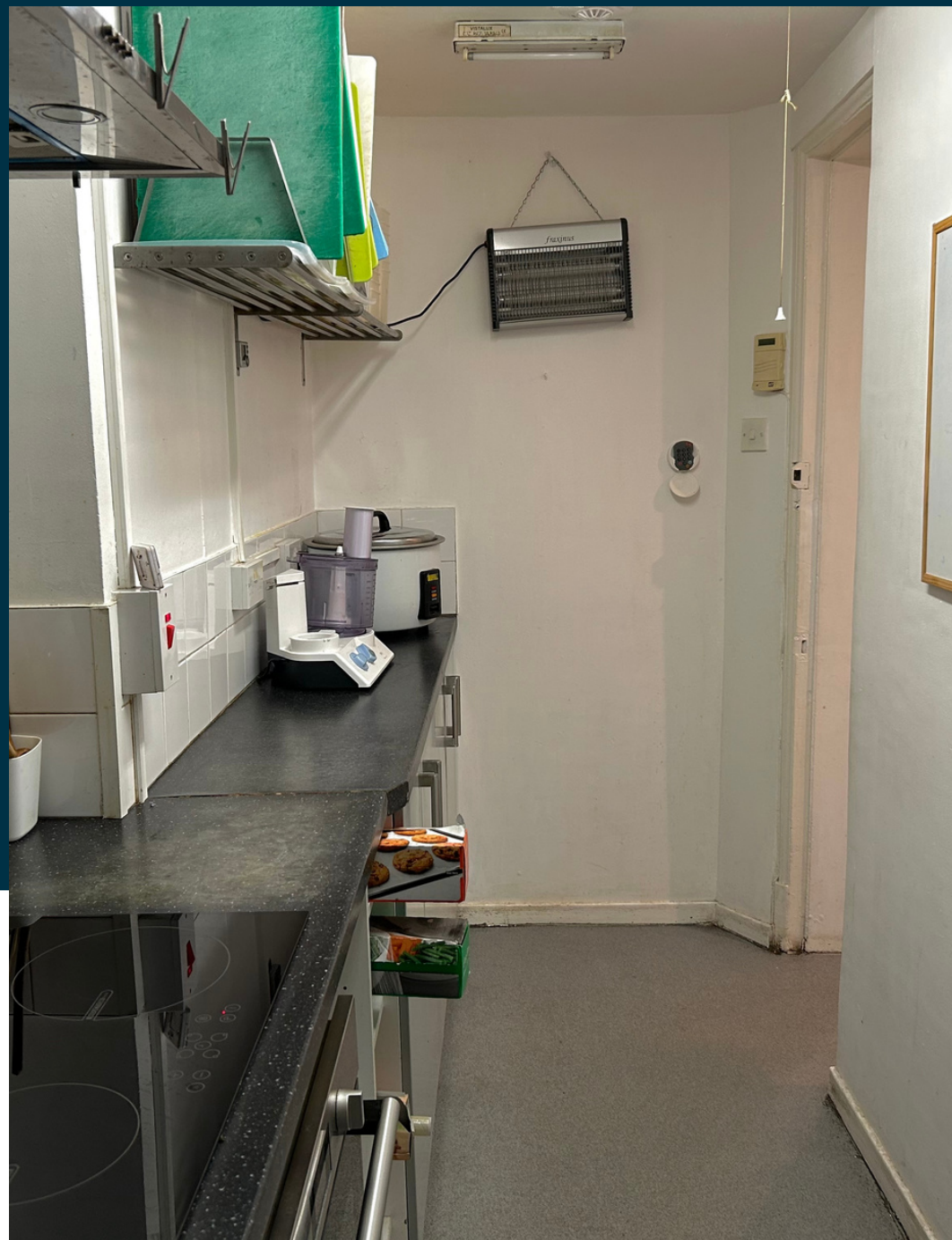
380 Great Western Road - Rateable Value is £15,600 (effective date 01/04/2023).

## LEASE TERMS

The lease is a 15 year lease from 10th July 2017 to 9th July 2032 however there is a break option on the 9th July 2027.







## PRICE

There will be a premium of £45,000. The asking rental payment is £19,000 per annum.

## FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald  
233 St Vincent Street  
Glasgow  
G2 5QY



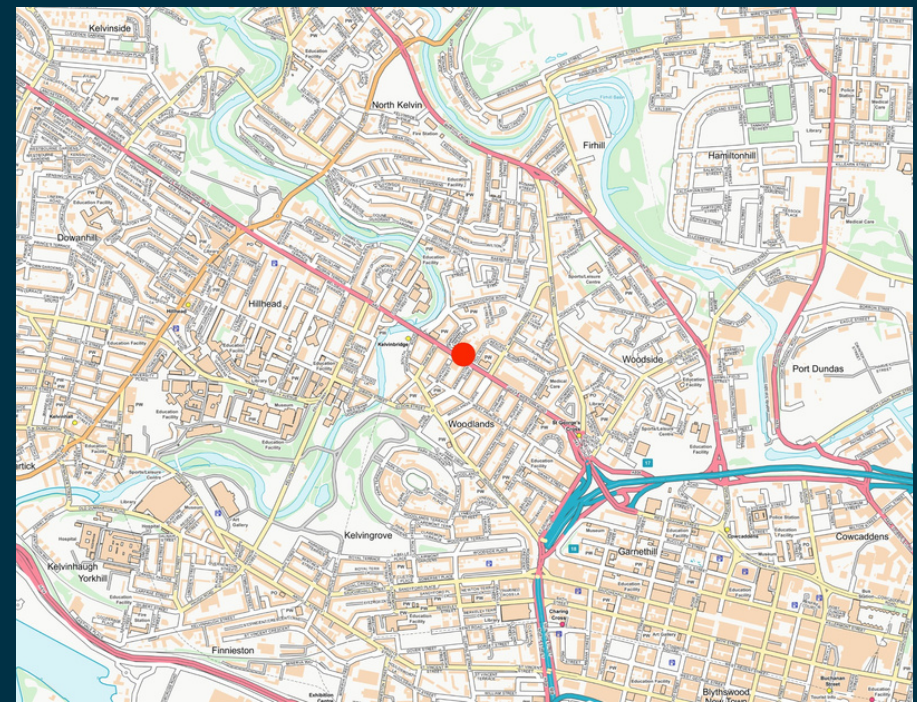
To arrange a viewing please contact:



**Martin Sutherland**  
**Licensed Trade & Business Agent**  
Martin.Sutherland@g-s.co.uk  
07768 704 203



**Emily Hewitson**  
**Graduate Surveyor**  
Emily.Hewitson@g-s.co.uk  
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: SEPTEMBER 2022

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.