

# FOR SALE Business

BUSINESS SERVICES LIMITED  
BUSINESS SERVICES  
CONSULTANCY AND BOOKKEEPING SERVICES

69 Kilbowie Road,  
Clydebank, G81 1BL

- High standard fit-out
- Established operation
- Turnkey opportunity
- Premises over 2 floors
- Potential to increase sales
- VAT free rent

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PROPERTY CONSULTANCY

[www.kirkstoneproperty.com](http://www.kirkstoneproperty.com)



Viewing by appointment with the sole letting / selling agents;

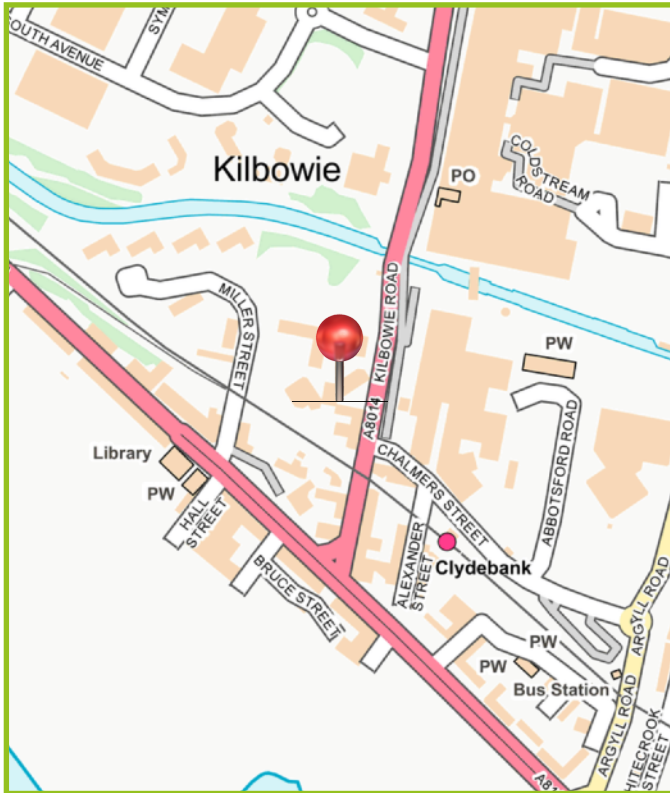
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## Location

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. The property is located in a prominent position adjacent to Kilbowie Road, a major thoroughfare running through Clydebank. Clydebank is located within Dunbartonshire, approximately seven miles west of Glasgow City Centre. The town has convenient transport links provided via several railway stations, linking to the national rail network, and bus services link the town to Glasgow and beyond.



## Description

The subjects comprise a Class 3 hot food takeaway within a brick construction building under a mansard tiled roof. The property is arranged over two floors and is accessed via a single pedestrian door which leads into the sales area. The ground floor hosts a twin pan fish and chips fryer and display units along with customer seating.

The commercial kitchen on the first floor 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 tiled, walls covered with splash backs and the plaster/paint ceiling incorporates spot and pendant lighting. A vertical food hatch is installed to facilitate food deliveries between floors.



## Accommodation

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area, kitchen & storage	65.55	706
First	Kitchen, cold store and storage	59.79	644
<b>TOTAL</b>		<b>125.34</b>	<b>1350</b>

## Trading Information

Flock 'N' Fizz is a fast food takeaway 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. The business trades Monday to Friday 3pm to 10pm and Saturday to Sunday 2pm to 10pm. Proof of sales will be made available to seriously interested parties post viewing stage.

## Tenure

The lease is available by way of assignment, for the residual term of the lease, which expires in June 2043. The current rent is £18,500 per annum inclusive of ground rent. Rent reviews are at 5 yearly intervals.

## Price

Offers in the region of £20,000 are sought for our client's leasehold interest in the property including the goodwill, fixtures and fittings. Stock will be in addition and at valuation.

## Particulars

Rateable Value	£13,500
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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