

LEASE FOR SALE

IAN BROWN RESTAURANT

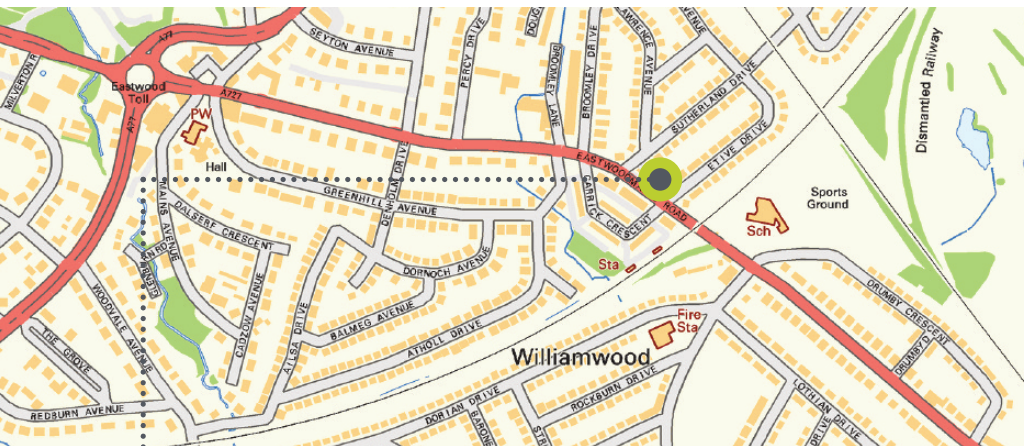
55 Eastwoodmains Road | Giffnock | Glasgow | G46 6PW



RENTAL - £22,500 PER ANNUM
PREMIUM OFFERS OVER £45,000

- Superb trading location in highly affluent area.
- Popular and established business.
- Good quality decorations throughout.
- 40 cover restaurant with good sized fully fitted kitchen, toilets and storage areas.
- Excellent opportunity for an owner/operator to acquire a profitable business in an excellent trading location.

SUPERB RESTAURANT BUSINESS IN HIGHLY AFFLUENT LOCATION



Location

Ian Brown Restaurant is situated on Eastwoodmains Road, within the affluent area of Giffnock/Williamwood. The premises are situated within one of the prime residential suburbs of Glasgow. There is an excellent customer base from Giffnock, Williamwood, Clarkston, Whitecraigs and Newlands, all within a 5 minute drive time of the business.

The premises lie in a prominent trading position within a parade of retail units, directly fronting Eastwoodmains Road, the main arterial route linking Giffnock to Clarkston. Williamwood Railway Station is situated nearby and there are regular bus routes leading into Glasgow City Centre.

Description

Ian Brown Restaurant is arranged within a single storey, end of terrace building, under a pitched roof. The premises benefit from excellent frontage/windows onto Eastwoodmains Road and also a return frontage. There is a single, attractive, timber framed and glazed access doorway leading into the main trading areas.

In addition, the lease demise includes a large area to the side of the premises, which could provide valuable extension space/outdoor seating.

Accommodation

The accommodation internally is as follows:

Restaurant

Highly attractive restaurant, with high internal ceilings and total seating for approximately 40 persons, from high quality loose timber tables and leather chairs. There is a bar servery set to one side, which backs onto the kitchen.





Kitchen

Good sized fully fitted commercial kitchen.

Customer Toilets

Well decorated ladies and gent's toilets, situated to the rear of the restaurant.

Ancillary Accommodation

Extensive storage.

Rateable Value

The premises have a Rateable Value of £17,500 as of 1st April 2023.

Services

We understand that the premises are connected to all mains services, including water, electricity, gas and drainage.

Premises Licence

There is a premises licence in place. The premises licence will be transferred to a new tenant.

Business Background

Ian Brown Restaurant has been in operation for approximately 12 years. The premises provide a first class business, set in a property with excellent decorations throughout.

The business has been operated by Mr Ian and Sheila Brown since its inception and is currently generating sales in the region



of £300,000 net per annum. Full accounting information can be provided to seriously interested parties.

Mr and Mrs Brown are retiring and have decided to sell their leasehold interest and business. This is an excellent opportunity for an owner/operator (either a chef or front of house manager) to acquire an established and admired restaurant business.

Lease Terms

The premises are currently held on a lease agreement. The current rental is £22,500 per annum and the lease is due to expire in 2041 (approximately 18 years unexpired).

The Terms

The premises have been placed on the market at Premium Offers Over £45,000 to acquire the leasehold interest, trading inventory and business.

EPC

The property has an EPC rating of G.

Viewing & Further Information

Strictly no approaches to be made to the property direct. For further information please contact CDLH on 0141 331 0650.



Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Viewing - Strictly by appointment

For an appointment to view, please contact:

Sharon McIntosh

sharon.mcintosh@cdlh.co.uk

t: 0141 331 0650 (Option 1/1)

m: 07824 395 288

For further information, please contact:

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