

# BUSINESS For Sale

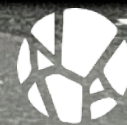


258 Albert Drive,  
Glasgow, G41 2NL

- Established business
- High standard fit-out
- Self-employment opportunity
- Scope to increase turnover
- Free car parking
- No VAT on rent

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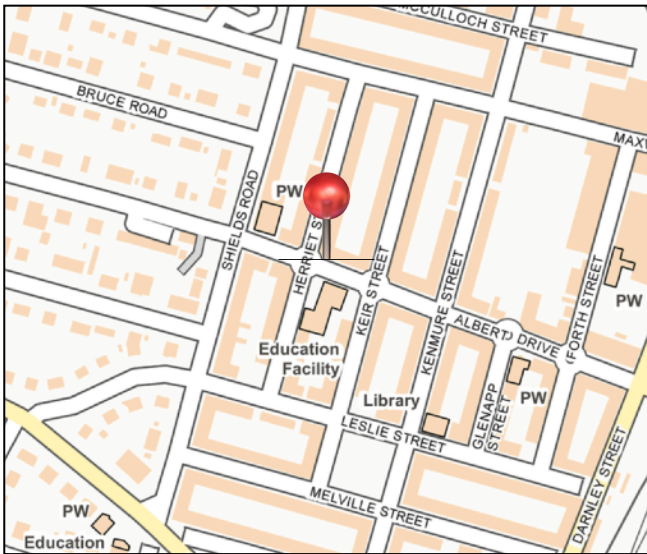
Viewings by appointment with the sole selling / letting agents. Call **0141 291 5786**



## 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.

Pollokshields, which is a conservation area dating back to Victorian times, is located on the south side of Glasgow, approximately 3 miles south west of the City Centre. The subject property is situated on the north side of Albert Drive between it's junctions with Herriet Street and Keir Street. Excellent public transport links are available nearby with frequent bus services operating on Albert Drive and Pollokshields East Train Station is within easy reach taking around 5 minutes' walk. Nearby occupiers include Pollokshields Medical Centre, Raja's and HDS Foods.



## Description

The subjects comprise a corner retail unit forming part of the ground floor and basement of a three storey and basement blonde sandstone tenement property under a pitched and slated roof. The upper floors appear to be residential in nature.

The glazed double frontage with flush entrance door sits under a non-illuminated fascia board and is protected by a roller shutter. Internally, the ceilings in the main sales area are of plaster/paint and incorporate round and square LED lighting. The walls are of plaster paint and the floor is covered in tiles. The premises have been fitted out to a high standard. A comprehensive range of floor and wall mounted fixtures and fittings are included with the business. A kitchenette and staff welfare facilities are provided to the rear. There is additional treatment space plus 2 private treatment rooms in the basement.

## Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Salon, kitchenette & storage	60.26	649
Basement	Treatment rooms & storage	44.94	484
<b>TOTAL</b>		<b>105.2</b>	<b>1133</b>

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

## Trading Information

Oceana trades as a ladies hair and beauty salon. The business has been established over 15 years and is currently generating c. £1,500 per week in retail sales with a single stylist. The business trades Tuesday to Saturday 10:00am to 6:00pm and is closed on Sunday and Monday.

The current operators have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity. The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook. The bespoke service the current operators provide is reflective of the success of the business and in turn, the return custom.

## Price

Offers over £15,000 are sought for the goodwill of the business, fixtures and fittings. Stock will be in addition and at valuation.

## Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £19,000 per annum. Full quoting terms are available

## Particulars

Rateable Value	£15,000
EPC	Available upon request
VAT	Not payable
Legal Costs	Each party responsible for their own

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