

TO LET / FOR SALE

Convenience Store, Retail

250-252 ALBERT DRIVE, GLASGOW,  
G41 2NL

Established Asian convenience store business  
for sale in Pollokshields

- Established business
- Prominent location
- Self-employment opportunity
- Scope to increase turnover
- Option to purchase property



## LOCATION

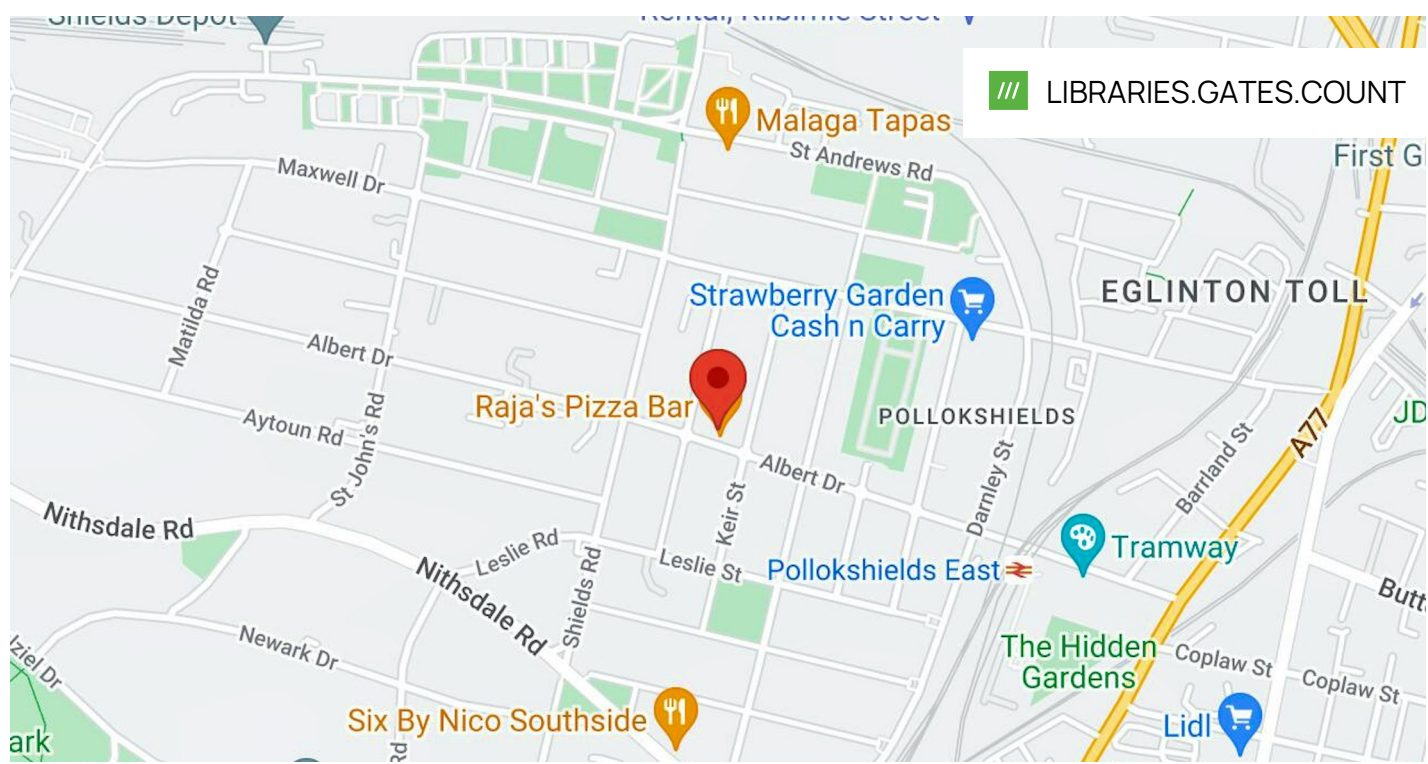
Pollokshields, which is a conservation area dating back to Victorian times, is located on the south side of Glasgow. The subject property is situated on the north side of Albert Drive between its junctions with Herriet Street and Keir Street. Excellent public transport links are available nearby with 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, Oceana Hair & Beauty, Raja's and HDS Foods.

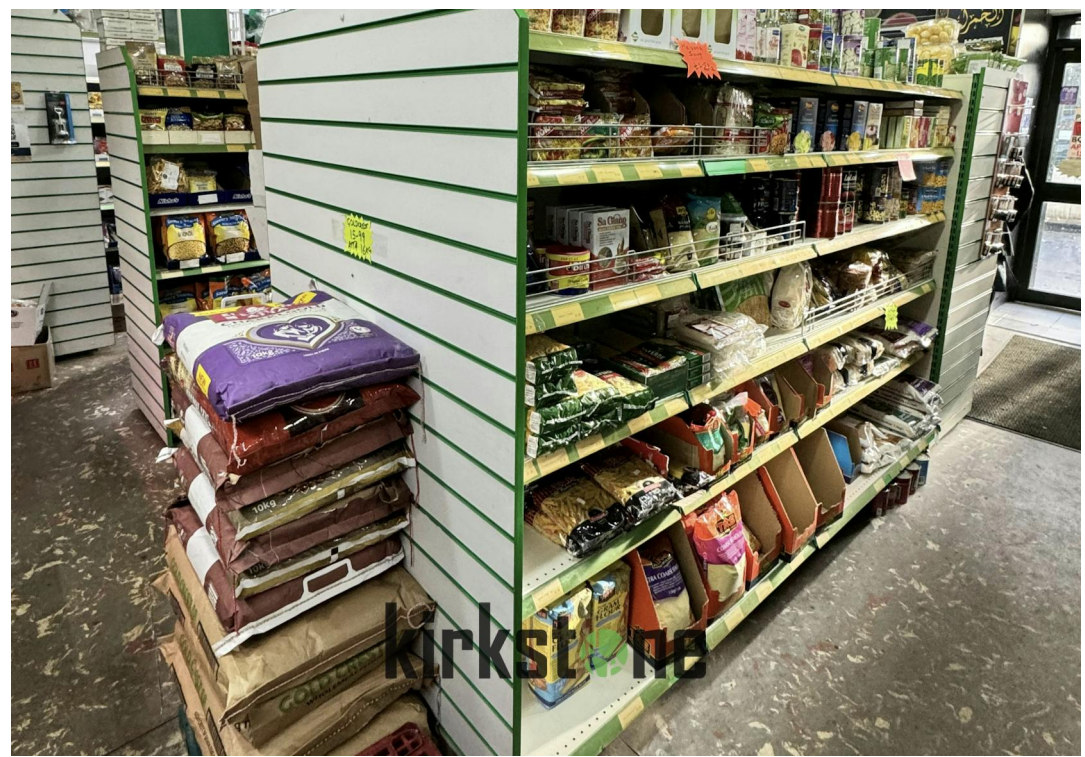
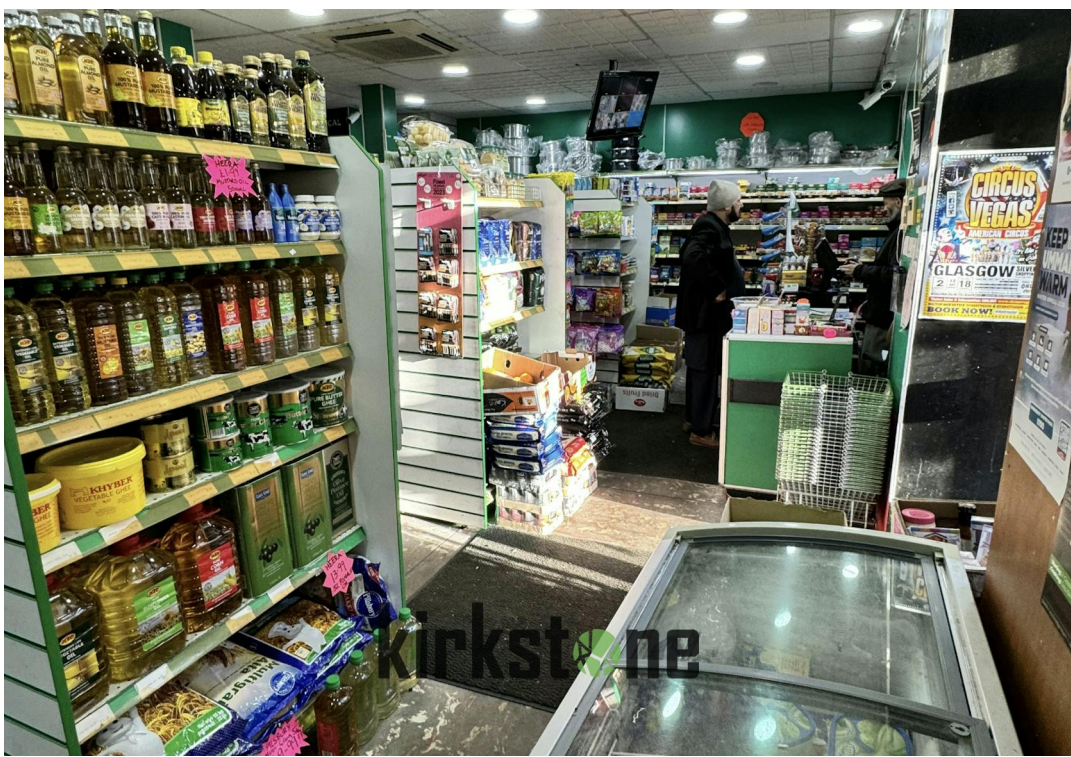
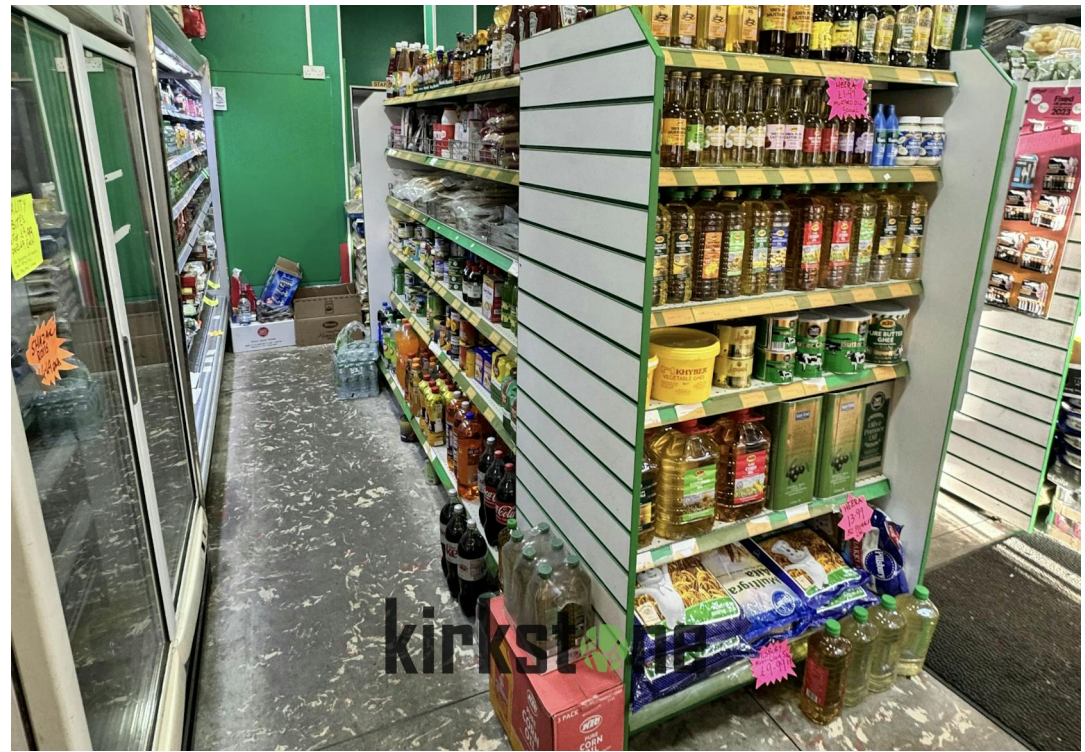
## DESCRIPTION

The subjects comprise a mid-terraced double 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 glazed double frontage with flush glazed entrance door opens onto the ground floor retail area. The ceilings in the main sales area are of suspended tile and incorporate round LED lighting. The walls are of plaster paint and the floor is of a solid nature. A comprehensive range of floor and wall mounted fixtures and fittings are included with the business.

A separate storage area to the rear is accessed off the main sales area which includes a cold store room. Due to the height of the ceiling this area benefits from a mezzanine which provides additional storage space. A stairwell at the side of the property allows access to the basement which is currently being used for storage and benefits from a WC.





## ACCOMMODATION

The accommodation comprises the following areas:

| FLOOR/UNIT | DESCRIPTION       | SQ FT | SQ M   |
|------------|-------------------|-------|--------|
| Basement   | Storage           | 1,192 | 110.74 |
| Ground     | Sales & storage   | 973   | 90.39  |
| Mezzanine  | Offices & storage | 279   | 25.92  |
| Total      |                   | 2,444 | 227.05 |

## TENURE

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £16,000 per annum. Full quoting terms are available upon request. Alternatively, our clients' may consider selling their heritable interest by way of a going concern and are open to offers.

## OFFERS

Offers in the region of £40,000 are sought for the goodwill of the business, fixtures and fittings. Stock will be in addition and at valuation.

## TRADING INFORMATION

Al-Hamra Food Store is an owner occupied convenience store business. The business was established in 1992 and is currently generating c. £7,000 per week in retail sales. The business sells food, groceries, confectionery, meat, snacks, soft drinks and enjoys regular all year round trade from customers, such is the trading position.

The business trades Monday to Saturday 10am to 8pm and Sunday 10am to 7pm.

The current owners have decided to sell the business with a view to retire, 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 owners provide is reflective of the success of the business and in turn, the return custom. The sale of Al-Hamra Food Store provides an opportunity to acquire an easily manageable retail business. Full trading, profit and loss accounts will be made available to seriously interested parties post viewing stage.

## EPC

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

## RATEABLE VALUE

£17,600

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



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