

Convenience Store, Retail

TO LET / FOR SALE

kirkstone



250-252 Albert Drive, Glasgow, G41 2NL

Established Asian convenience store business for sale in Pollokshields

Summary

Tenure	To Let / For Sale
Available Size	2,444 sq ft / 227.06 sq m
Rent	£16,000 per annum
Price	Offers in the region of £40,000 The business is offered for sale as a going concern to include goodwill, fixtures & fittings.
Rates Payable	£8,764.80 per annum
Rateable Value	£17,600
EPC Rating	Upon enquiry

Key Points

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

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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 upper floors appear to be residential in nature.

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.

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, Oceana Hair & Beauty, Raja's and HDS Foods.

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

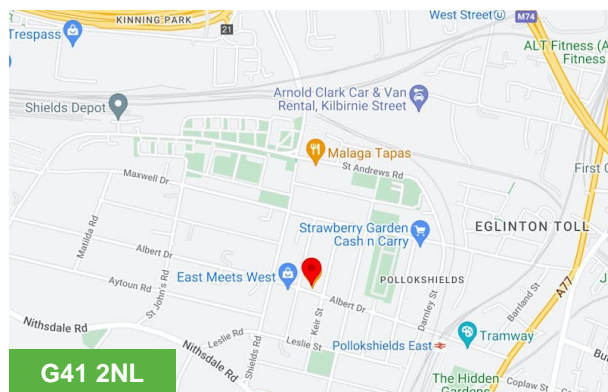
The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £16,000 per annum. Full quoting terms are available upon request. Alternatively, our clients' may consider selling their heritable interest by way of a going concern and are open to offers.

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



Viewing & Further Information



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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.

Rateable Value

The subjects have a Rateable Value of £17,600, albeit discounts may be available to an independent operator, subject to status.

VAT

The subjects are not elected for VAT, therefore, VAT is not payable.

EPC

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

Legal Costs

Each party will be responsible for their own legal costs.

Entry

Entry will be available on completion of legal formalities.

