

Restaurant / Cafe, Takeaway

TO LET / FOR SALE

kirkstone

BUSINESS SALE



Unit 69, 67 Kilbowie Road, Clydebank, G81 1BL

Fast food takeaway business for sale including fixtures and fittings

Summary

Tenure	To Let / For Sale
Available Size	1,350 sq ft / 125.42 sq m
Rent	£18,500 per annum
Price	Offers in the region of £20,000 Offers in the region of £20,000 are sought for our client's leasehold interest in the property including the goodwill, fixtures and fittings.
Rates Payable	£6,723 per annum
Rateable Value	£13,500
EPC Rating	Upon enquiry

Key Points

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

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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 fittings. 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.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Seating/kitchen	706	65.59	Available
1st - Kitchen	644	59.83	Available
Total	1,350	125.42	

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.

Offers

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.

Trading Information

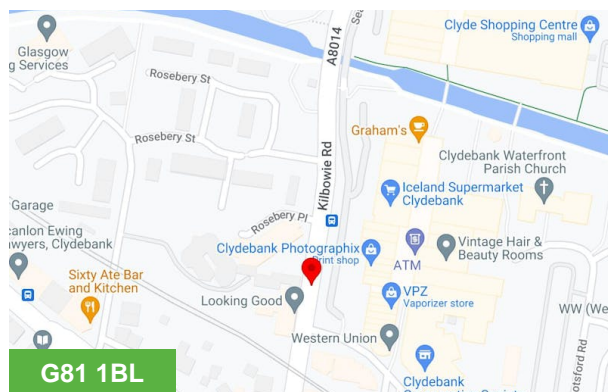
Flock ' N' Fizz is a fast food takeaway which benefits from Class 3 consent. The current operators have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity. The business benefits from high levels of repeat custom from locals. The business 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.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £13,500.

EPC

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



Viewing & Further Information



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VAT

VAT is not payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.

Entry

Entry will be available on completion of legal formalities.

