



Eat Well Fish & Chips

Ref: 6811064

1094 Shettleston Road, Glasgow, G32 7PH

Leasehold: Fixed Price £40,000, Annual Rent: £6,500

Advised Weekly Sales of £4,200

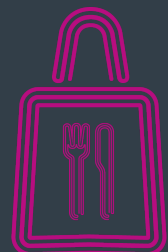
Located On Busy Thoroughfare

Currently Benefits From 100% Rates Relief

Home Deliveries and JustEat Affiliation

Seven Day Trading

Energy Rating G



Shettleston Road is a direct route in and out of Glasgow with the shop sitting approximately 2.5 miles from the city centre. It is a busy main thoroughfare with many other local amenities including; supermarkets, post office and train station situated close by. The local secondary school is close by along with other amenities.

The Opportunity

An exciting opportunity to run a profitable business within a busy suburb in the East End of Glasgow. This would suit an experienced operator looking to expand but also perfect for a first time buyer due to its size and ease of operation.

By adding services such as curries, pasta, chilled desserts and ice cream, the operation would benefit from the increased turnover and profit margins.

Taking full advantage of the local lunch trade such as introducing meal deals etc will aid an increase in profit. The local secondary school is 500 yards away with four other schools within easy walking distance.

With home deliveries and an affiliation with JustEat there is scope to build and grow the business further.



Description

The business occupies the ground floor of a three floor Victorian terraced stone building on a busy retail parade that houses various convenience stores and general retail outlets with residential flats on the three floors above.

Bold signage is displayed above the width of the shop with an entrance door and large glass window that floods the store with natural light. There is a large menu and advertising below the main window with black tiled columns to each side of the store. There is full on-street parking directly outside.

Internal area of 35.63 sq.m (384 sq.ft)

Internal Details

The inside of the shop has a tiled floor throughout and modern lighting. To the left of the entrance is a customer service counter and adjacent to that are the fryers with a customer facing serve-over. There is also a serve-over that houses the main toppings and ingredients for the pizza /kebab side of the business.

Behind the counter area there are two soft drinks chillers, a kebab roller grill and twin pizza oven.

At the rear of the shop is a prep area and W.C.



Business Rates

The current Rateable Value is £4,679 (effective 1 April 2017). The property currently benefits from 100% rates relief, although subject to the buyers own status.

All parties should make their own enquiries with the local Assessors Department.

Fixtures & Fittings

All fixtures and fittings within the premise are owned outright.

Staff

The business is run by the owner with some part time staff. TUPE regulations (Transfer Of Undertakings) will apply as standard. Further details are available on request.

Trading Information

Advised weekly sales of £4,200.

Trading Hours

12pm noon - 11:00pm
Seven days.

Tenure

Leasehold with a fixed price of £40,000 and an ongoing rental of £6,500 per annum.





Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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