

For Sale

Fully Fitted Fish And Chip/Fast Food Shop



1439/1455
Edinburgh Road
Glasgow G33 4EG

Griffin
Webster
PROPERTY CONSULTANTS

For Sale Shop With Development Potential

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Location

The property lies to the north side of Edinburgh Road, 60 metres east of Wellshot Road. This is approximately a half mile south of Junction 10 of the M8 motorway.

Immediately adjacent is a sports facility run by Glasgow City Council and a car wash /tyre depot.

The building has excellent frontage on to this very busy arterial road.

Immediately behind the property is a large local authority site which is planned to accommodate several hundred new homes.



Full information and viewing arrangements can be made through the sole agent:

David Griffin
Griffin Webster
95 West Regent Street
Glasgow G2 2BA
Tel: 0141 248 7808
E-mail: david@griffinwebster.co.uk

Description

The property comprises a level site upon which in 1985, our client built a detached fish and chip shop which over the years has been refitted to include a full frying range, 3 compartment pizza oven, kebab spit and numerous sinks, cold stores and refrigeration units. There is also a drive thru facility.

The premises could easily split to form two trading units or be extended to any reasonable size required.

Dimensions and Areas

	Size M	Size Ft
Site Frontage	44.2	145
Site Depth	44.8	147
Building Frontage	13.84	45
Building Depth	12.81	42

	Size Sq M	Size Sq Ft
Gross Internal Area Of Shop	161	1734

	Size Sq M	Acres
Approximate Site Area	1980	0.49

(to be checked by purchaser.)

Rating

The subjects are assessed at RV £8,700 therefore for a single business occupier there are currently no rates payable.

Lease Terms

The site is held on a lease with approximately 30 years remaining. The ground rent is only £10,000 pa subject to 5 yearly rent reviews, the next being xxxx.

There is no rent applicable to the building or its contents as this was constructed by the tenant, our client.

We are of the opinion that the full rental value of the site building and contents would be in the region of £30,000 pa so there is a profit rental of approximately £20,000 pa.

Disposal Price

For the long lease, building, fixtures & fittings and the 30 years of goodwill our client will not accept less than £165,000 plus VAT if applicable.

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