



Popular Baked Potato Business

Offers Over
£130,000

10 Lammermoor Ave
Glasgow
G52 3BE



LEASEHOLD OFFERS OVER £130,000

Exceptional fully fitted & managed business opportunity

Turnover in excess of £7,000 per week (NET of VAT)

Significant profit margins in excess of 35%

Annual Rent: £12,000. 4 years remaining, landlord may extend

Consistent revenue from in shop and online sales

Winner of the community engagement award 2025

Nominated for Scottish Foodbusiness of the Year and Social Media campaign of the year 2025/26.

20 Million social media views in the last 12 months

Extremely low overheads including 100% rates relief eligible



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The Business

This is a rare opportunity to obtain a well organised but simple business, suited either for a first time buyer or experienced operator with multiple outlets.

The business is primarily operated and managed by staff and operates from

10:45am-4pm Monday/Tuesday closing later at 8pm from Wednesday to Sunday.

The business had an exception launch when it first opened with weekly sales achieving as £25,000.

The business now generates a very consistent level of turnover whilst converting at incredibly high profit margins.

Up to date management accounts can be made available to seriously interested parties.

Upon launching in 2025 the business had an incredible start with weekly sales ranging anywhere from £10,000-£25,000 per week. Gradually the shop has become more consistent carving out a loyal customer base both in store and from social media presence helping drive sales.

The business branding and trademarks are included in the sale of the business and is positioned nicely to be scaled into other locations after having numerous

requests from landlords and shopping centres across the country.

There is scope to continue to grow revenue by focusing on the recently implemented coffee/fresh drinks bar as well as increasing the size of the menu range.

Description

SPUDDIES is a viral sensation baked potato business launched in 2025. They pride themselves on serving the fluffiest, crispiest baked potatoes in Scotland.

The business was born from a love of baked potatoes and the belief that food tastes better when shared, they have created a place where everyone's welcome – and every spud gets the star treatment.

Alongside baked potatoes and an array of flavourful toppings they also sell a variety of sides, hot and cold drinks including the popular matchas and 'Helfy' Coffee brand.

Customers frequently commend the friendly service and the welcoming atmosphere, making it a go-to destination for both regulars and newcomers. With a focus on fresh ingredients and generous portions, Spuddies promises a reasonably priced meal with the best ingredients and service.



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Cardonald

Location

Spuddies Southside occupies a prominent position at 10 Lammermoor Avenue, Cardonald, Glasgow, within the established Southside area of the city.

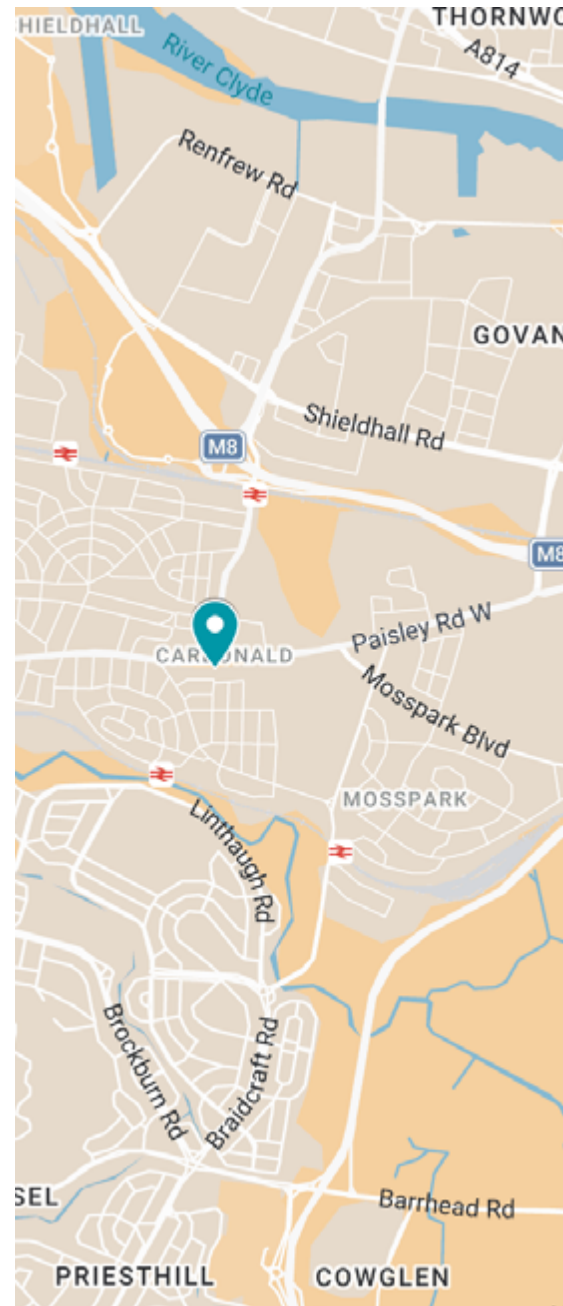
The premises are situated close to the junction with Paisley Road West, a well established arterial route linking the west of Glasgow with the surrounding residential and commercial districts. The immediate area is characterised by a strong mix of residential accommodation and complementary commercial occupiers, providing the business with a substantial local catchment.

The location benefits from excellent public transport connectivity, with numerous bus services operating along Paisley Road West and nearby routes, while Mossbank, Cardonald and Corkerhill railway stations are all within relatively close proximity. The surrounding area also benefits from established retail and service occupiers, including supermarkets and local amenities.

The property's position close to Paisley Road West provides particularly strong accessibility for both local residents and passing customers, while its location within the wider Cardonald/Mossbank area provides an established residential customer base.

The wider location also offers convenient access to the surrounding road network, with Glasgow city centre, Paisley, Braehead, Hillington and Glasgow International Airport all readily accessible from the area.

Overall, the location provides an excellent platform for a food-led business, combining a substantial residential catchment with strong transport links and proximity to a busy established commercial thoroughfare.



PAISLEY ROAD WEST



GLASGOW CLYDE COLLEGE (CARDONALD)

Rates

The subject are entered into the valuation roll as having the following rateable value:

£5,100 - Eligible for 100% Relief

Tenure

The business owns the commercial FRI lease with 4 years remaining on the term. The landlord will consider an extension for the purchaser.

Financials

Spuddies is a fantastic opportunity to obtain a well established quick service food takeaway business with strong social media following and high profit margin.

NET Turnover in excess of

£364,000 per annum.

EBITDA in excess of £100,000 per annum.

Full financial details and evidence of profit / loss accounts can be provided.

Viewing & Further Info

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