



Holistic Health Hub

FOR SALE

**convenience /
fruit & veg shop**

25 Castlemilk Arcade,
Glasgow, G45 9AA



scottish business agency

Leasehold

Asking Price £119,000

Holistic Health Hub has been a fruit and vegetable shop in Castlemilk for 24 years.

The current owner has another business which is now taking up a lot of their time, this business requires full attention given the fresh fruit/veg element.

Consistent trade, now with food consent (contained cooking only, soups/microwave etc).

There are no supermarkets within the town centre, meaning a lot of locals use the shop regularly.

Strong products include soup, smoothies and fresh produce daily.

Investment and redevelopment plans for the centre.

Annual rent: £15,018

Ratable value £6,800 qualifies for 100% rates relief



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Description

Set within Castlemilk Arcade, there are approximately 60 shops and is the main shopping centre for the town.

This business benefits from high footfall and a three-storey premises. The business operates on the ground floor, with a recently renovated kitchen area. The first floor is the main stock room, and second floor office.

Currently operating:
8:30am-6:00pm Mon-Fri.
9:00am-5:00pm Saturday.

Very recently consented to providing hot food such as soups & sandwiches. Just Eat and delivery potential is high given the surrounding area and rear kitchen access and parking.

Current turnover in the region of £5,000-£6,000 per week.

Owner may also consider Share-Sale of the trading company, which has benefits for both buyer and seller.

Full financial information and viewings can be provided. Viewings strictly by appointment only,

Please do not approach the business directly.



Notes

- Ample storage on the second floor
- Over £8,000 worth of stock
- Great for a hands-on owner
- 12M turnover £260,412
- Kitchen to the rear primed for a food delivery offering for products, smoothies and soups.
- Cash vs Card roughly 50:50

Tenure Details

Leasehold, **Asking Price £119,000**

Annual rent **£15,018**

New 10 or 20 year lease available

Business Rates

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

£6,800

EPC

A copy of the energy performance certificate (EPC) is available on request.





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Fixtures & Fittings

We have been advised that all trade fixtures and fittings are owned outright.

Stock to be purchased at valuation separately

Licences

Use Class 1A

Viewing & Further Info

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