



WEST END

COFFEE HOUSE & BAKERY

for sale
50 cover cafe

offers over
£59,500

683 great
western road,
glasgow, G12 8RA

sba
scottish business agency

leasehold
offers over £59,500

West End Coffee House & Bakery is a turn-key and trading cafe business in the heart of Glasgow's West End.

Over £100,000 spent on a refit within the last 2 years.

Perfect for an owner-operator or roastery/group

Located in Glasgow's West End, neighbouring businesses include Oran Mór, Cail Bruich, Naked Soup and Bread Meats Bread. Also a stone's throw from the Botanic Gardens.

8 years remaining on the lease.

50 covers

Annual rent: £27,500

Rateable Value: £26,500

Use Class 1, potential for restricted class 3, STPP



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Description & Opportunity

This is an opportunity for an owner-operator or multi-site coffee company to acquire a fully fitted and trading unit on Great Western Road.

This business currently operates under management and has undergone significant refurbishment less than 2 years ago. Sizeable, with 50 covers and utilising a use Class 1A permission. It benefits from outdoor seating for when the weather allows.

The business focusses on quality coffee and locally sourced bakes. It's a busy hub for students to work from whilst utilising the food offering.

The premises features double glass frontage on an extremely busy section of Great Western Road. Table/chair seating, attractive window cake display, and small kitchen to the left. There is a staffroom to the rear and multiple storage areas. The rear of the property also features a small upper level, featuring small rooms which could be used as office space.

A change of circumstances means the owner is now seeking a buyer for this attractive cafe.

The University of Glasgow has been undergoing a £1 Billion development of a new Campus. This will bring even more students, and guarantee a higher footfall to an already busy area of the West End. [See details here.](#)

Viewings strictly by appointment only, please do not approach staff

Tenure Interest

Leasehold Offers Over

£59,500

Rent **£27,500** per annum

EPC

A copy of the Energy Performance Certificate is available on request

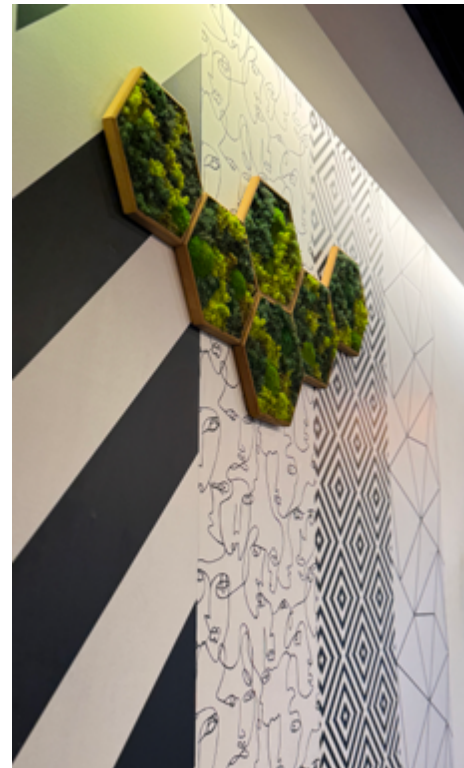
Rates

This business has a rateable value of:

£26,500



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Location **Great Western Road**

Great Western Road is one of Glasgow's most vibrant and dynamic areas, known for its bustling atmosphere, rich cultural mix, and strong ties to the city's student population. Situated in the heart of Glasgow's West End, this iconic street is a focal point for food, drink, and social life, especially for students and young professionals.

Food and Drink Trade

Great Western Road has varied culinary offerings, with an eclectic range of dining options that cater to various tastes and budgets. The street and its surrounding areas, such as Ashton Lane and Byres Road, are lined with cafes, restaurants, bars, and pubs. These establishments range from trendy coffee shops and artisanal bakeries to international eateries and upscale dining experiences. There is a strong emphasis on local and independent businesses, although there are also popular chain restaurants that cater to the student population.

The area's food and drink sector thrives on its diversity, with options that include traditional Scottish fare, Mediterranean dishes, Asian cuisine, and vegan-friendly spots. This variety reflects the cosmopolitan nature of the local community and the preferences of the student population.

Student Population

The student population plays a crucial role in shaping the character of Great Western Road. The University of Glasgow, one of the city's most prestigious institutions, is just a short walk.. With tens of thousands of students enrolled, the university injects a youthful energy into the area. Many students choose to live nearby, either in university accommodation or private rentals, making Great Western Road a key hub in their daily lives.

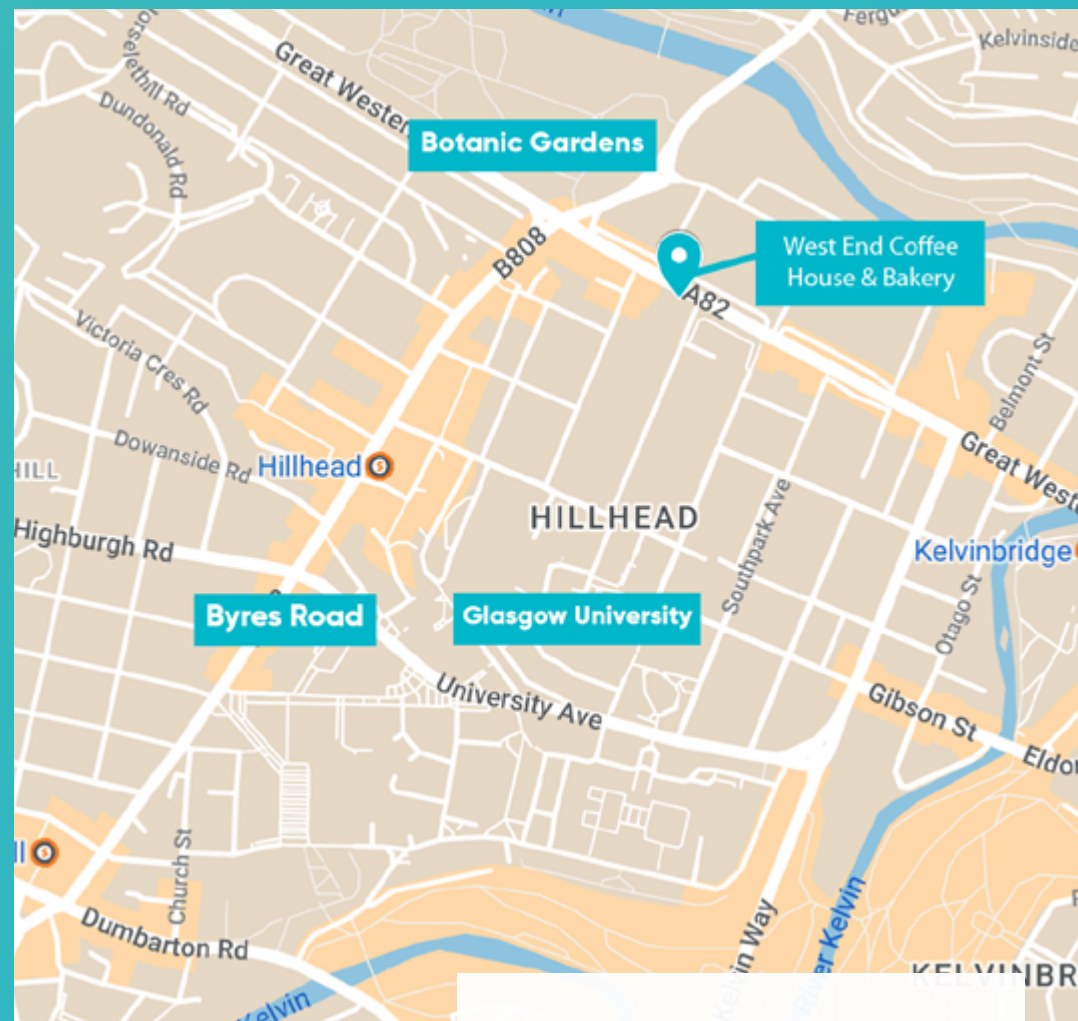
Students provide a steady stream of customers throughout the day and into the night, ensuring that cafes, restaurants, and bars remain busy even during off-peak times. This consistent demand helps to sustain a diverse range of businesses, many of which might struggle without the student trade.

Development of the Glasgow University Campus

The University of Glasgow is undergoing significant expansion and modernization, with the development of new facilities and the refurbishment of existing buildings. This includes the creation of new teaching and research spaces, student accommodation, and amenities that enhance the university's appeal to both local and international students.

The university's growth has a direct impact on the West End and its food and drink sector. As the campus expands, so does the student population, increasing demand for dining options and social spaces.

Great Western Road is a thriving area of Glasgow's West End, with its food and drink sector deeply enriched by the presence of the University of Glasgow and its student population. The area's culinary diversity, affordability, and social spaces cater seamlessly to students while simultaneously appealing to a broader audience. As the university campus continues to expand, Great Western Road is set to remain one of the city's most dynamic and appealing areas.



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Fixtures & Fittings

All F&F included.

Licences

Use Class 1A premises

Viewing & Further Info

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