



# FOR SALE

## CAFE SONO

**Cafe & hot  
food takeaway  
business**

245 Argyle Street,  
Glasgow, G2 8DL

**sba**  
scottish business agency



## leasehold

### Asking Price £125,000

Under the same ownership since 2017 and trading as a cafe during the day, and hot food premises with sit in and takeaway in the evenings.

2 separate units available, the main premises and adjacent space with 20 covers and service area.

245 & 247 Argyle Street, available together or separately.

Late night food consent until 4:00AM

Average turnover £8000-£9000 per week, huge potential for uplift.

Lease with National Rail, new term available.

Internal mezzanine, outdoor seating, 20 covers in the adjacent unit.

May consider offers for both units separately.



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# Description

The subject is positioned on Argyle Street within the iconic section beneath Glasgow Central Station. This is one of the city's most iconic urban areas.

The bridge structure, also known as the "Hielanman's Umbrella," became a defining feature. The area remains bustling, with shops, fast food outlets, and heavy foot traffic.

Glasgow Central Station is one of the busiest railway stations in the UK outside London, and the Argyle Street underpass continues to serve as a key pedestrian and retail zone.

This business currently operates as a small restaurant & cafe during the day and busy takeaway in the evenings with hot food consent until 5:00AM. Potential is high, with no delivery offering, and no pizza's on the menu, though there is a pizza oven.

Decor is rustic with heaps of character, a mezzanine provides 12 covers. The owner has use of the unit next door, providing an additional 20 covers for sit in customers during the day.

Consistent trade, high potential for growth. Genuine reason for sale.

## Notes

- Mezzanine with 12 covers
- Ample storage space
- Pizza oven and prep area
- Full extraction
- Attractive business and making money from day one
- Operates 7 days per week

## Tenure Details

Leasehold, Asking Price **£125,000**

Annual rent, £19,800 per unit (£39,600 total).

Brand new FRI lease available

## Business Rates

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

245 (Main Business); £11,800 / £0 rates payable

247 (Cafe Space); £12,500 / £780 rates payable

## 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. A list of fixtures can be provided on request.

## Licences

The business trades as a cafe, restaurant and takeaway.  
Hot food consent.

## Viewing & Further Info

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