

# THE DERBY

Cellar675



**677 Clarkston Road, Glasgow, G44 3SE**

A3 (Restaurants and Cafes), Cafe (A1) For Sale | 78 sq m

Long established Class 3 cafe in Glasgow Netherlee Glasgow.



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## Key Points

- LEASEHOLD PRICE: OFFERS INVITED
- Over 80 years of continuous operation, making it a trusted venue in the community
- Current tenant has operated the business for over 35 years
- Annual Rent £26,400, 15 years remaining
- Ice Cream & Confectionary section
- Versatile space suitable for expanding menu and offering

## Description

The Derby Cafe is a charming, long-established venue featuring a welcoming interior that has been lovingly maintained and updated over the years. With its classic decor and modern amenities, it provides a comfortable environment for customers to enjoy quality food and ice cream. The business benefits from a loyal customer base, a strong local reputation, and a history of awards and accolades, primarily for its famous Vanilla Ice Cream (recipe can included in the sale). Always exceptional service and family-friendly atmosphere.

## Location

The Derby Cafe sits on Clarkston Road in Netherlee (G44) — a busy, long-established commercial strip serving both Glasgow City and East Renfrewshire residents. Clarkston Road and its surroundings form part of the Southside of Glasgow, an area known for its desirable residential neighbourhoods and strong local communities. This thoroughfare already supports several food and social venues, making it a recognised destination for local dining and casual socialising. That's a key advantage for a buyer stepping into a known hospitality spot.

## Viewings

Viewings strictly by appointment only. Visiting as a customer is permitted though please do not ask staff any questions.

## Financials

Consistent turnover in excess of £390,000 (Net of VAT). Full financial information available to seriously interested parties.

## Tenure

FRI lease in place until 2040. Sale of the business as a going concern via lease assignation.

## Summary

- Business rates: £19,250 per annum Based on April 2023 valuation
- Legal fees: Each party to bear their own costs

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings

Mark Jackson  
07412 968 007  
[mark@scottishbusinessagency.co.uk](mailto:mark@scottishbusinessagency.co.uk)

Josh Hill  
07927 076 496  
[josh@scottishbusinessagency.co.uk](mailto:josh@scottishbusinessagency.co.uk)



[scottishbusinessagency.co.uk](https://scottishbusinessagency.co.uk)

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