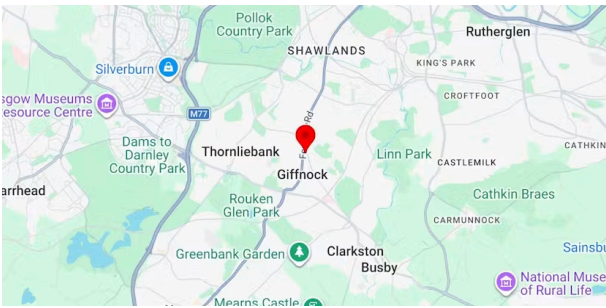




1A Station Road, Giffnock, Glasgow, G46 6JF

Takeaway For Sale | £45,000 | 35 sq m

Popular Pizza takeaway located in Giffnock, close to the train station.



1A Station Road, Giffnock, Glasgow, G46 6JF

Key Points

- Annual Rent: £26,000
- Rates exempt
- Sales circa £4,000 per week
- Authentic Forni Ceki Pizza Oven
- Turn key Pizza business, may suit alternative cuisine/layout

Summary

- Price: £45,000
- Business rates: 100% rates relief applies
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

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

Contact & Viewings

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Description

800 Degrees was created in 2020 and created specifically to offer takeaway and deliveries of quality pizza, pasta and sides. Authentic Forni Ceki gas fired oven, capable of quickly cooking Neopolitan style Pizzas. Suitable for multiple types of cuisine and with full Sui-Generis class 3 hot food consent. Various fridges, Pizza preparation area and adequate storage. Ample parking being close to the train station.

Location

Giffnock is a popular and very affluent suburb of Glasgow's Southside with a huge food & drink offering and highly sought after for operators. Located south of Shawlands, close to Newton Mearns and Clarkston. The area has a very diverse food offering, including Italian, Japanese, Mexican, Indian, Scottish, Fish & Chips, and national chains such as Subway. Positioned ideally on Station Road between Fenwick Road and Giffnock train station.

Viewings

By appointment only.

Tenure

Currently leased on an FRI basis with 9 years remaining at an annual rent of £26,000. Lease will be assigned upon sale.

scottishbusinessagency.co.uk

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AML: In accordance with the Money Laundering Regulations 2017, all purchasers will be required to provide proof of identity, address, and source of funds prior to any transaction proceeding. Additional information may be required for corporate entities, including details of beneficial ownership. We reserve the right to request such information at any stage.



