

Profitable Sandwich Cafe Business

Kofi Kade, 636 Cathcart Road, Govanhill, Glasgow, G42 8AA



FOR SALE

£29,500

Popular Sri Lankan-inspired café and sandwich bar in the heart of Govanhill.

- Annual Rent: £7,800
- Well established both locally and nationally
- Streamlined operations - easy to learn and operate for a first time buyer
- Profitable and only trading Thursday-Sunday
- Huge scope for growth by extending opening hours

Summary

Price	£29,500
Rateable Value	£5,300 100% Small Business Rates Relief
VAT	Not applicable
EPC Rating	Upon enquiry

Description

The property is a single-frontage high street unit with Class 1 consent. Operates 11-4 Thursday-Friday and 11-5 Saturday-Sunday. Small amount of internal seating however primarily set up as a 'grab & go' takeaway offering. Kitchen space to the rear with small extractor fan and induction hobs for sauce & filling prep.

Location

Govanhill itself is a culturally diverse and vibrant neighbourhood in Glasgow's Southside, known for its eclectic food scene and community energy — a strong local base for independent food businesses. The area has a high population density making it ideal for high quality sandwich bar offerings.

Viewings

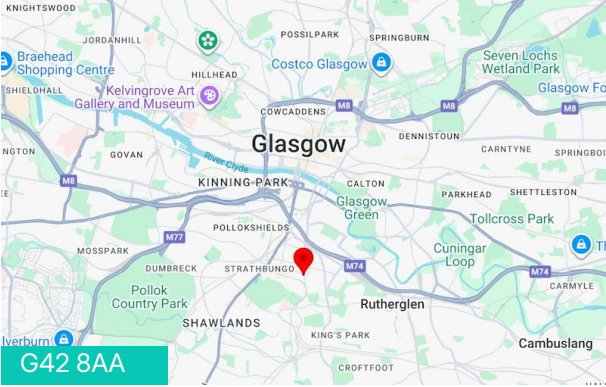
Viewings by appointment only.

The Business

Kofi Kade is a highly rated independent Sri Lankan-inspired sandwich bar and café located in Govanhill, Glasgow. It blends modern and traditional Sri Lankan flavours in an accessible, casual format — primarily as toasted sandwiches, sauces and light dining. The business also has a retail product arm selling its signature sauces online and in store (this income and product will not come with the business sale). A standout offering in Glasgow's food landscape — sandwiches named after Sri Lankan cities with authentic spice blends and flavours you won't find in most UK sandwich bars.

Lease

The current lease expires in April 2026, the landlord will extend for the new purchaser / tenant. Low rent at only £650 pcm.



Viewing & Further Information



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