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TO LET / FOR SALE

Takeaway

58 FORTH STREET, GLASGOW, G41 2SS

Option to acquire franchise or brand alone. Income from royalty fees, stock supplies & marketing in excess of £75,000 per annum.

- High standard fit-out
- Turnkey opportunity
- Established operation
- Potential to increase sales
- Self-employment opportunity
- Free car parking
- 96.97 sqm (1,044 sq ft) - 205.14 (2,208 sq ft)



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LOCATION

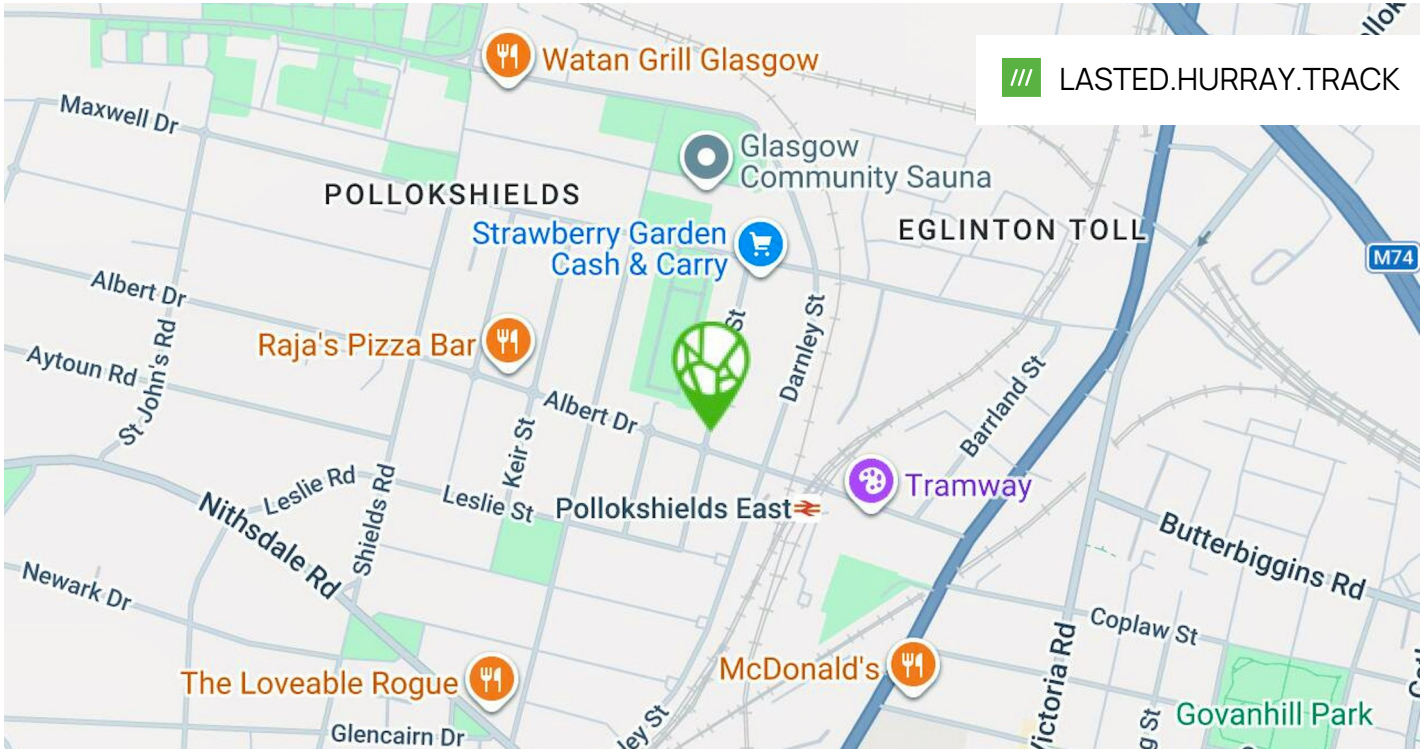
The subject property is located within the Pollokshields area of Glasgow. The property is situated to the west of Forth Street close to its junction with Albert Drive. Excellent public transport links are available nearby with frequent bus services operating on Albert Drive and Pollokshields East Train Station is within easy reach taking around 5 minutes' walk. Nearby occupiers include Nafees Bakers, Libaas and The Property Store.

DESCRIPTION

The subjects comprise a ground and first floor hot food takeaway within a parade of shops. The frontage is protected by roller shutters. The takeaway is accessed via a single flush pedestrian door which leads into the customers waiting area. Beyond this there are a mix of tables, chairs with further seating/booths on the first floor. The space is fitted out to a high standard in corporate branding.

The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation and a range of stainless steel sink units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops.

The floor is of tile/laminate, walls covered with plaster paint/splash backs and the plaster/paint ceiling incorporates LED pendant lighting. The adjacent unit provides fridges/freezers rooms and ancillary accommodation. Free car parking is provided to the front of the property.





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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M
Ground	Unit 58	562	52.21
1st	Unit 58	482	44.78
Ground	Unit 60	562	52.21
1st	Unit 60	603	56.02
Total		2,209	205.22

THE BUSINESS

Burgur Grill is a franchise providing a quick service restaurant concept including takeaway and delivery service. The subject franchise is the first in Scotland with branches in Hamilton, Cumbernauld and Edinburgh.

The bespoke service the current operators provide is reflective of the success of the business and in turn, the return custom. The current operators have decided to sell the business due to a change in circumstance, thus creating an extremely desirable opportunity to acquire a thriving, profitable business with a highly experienced team on a truly turnkey leasehold basis. The premises provide a new tenant with a first class 'walk in' premises.

The Pollokshields franchise trades Monday to Sunday from 2pm to 10 pm and enjoys regular trade from customers, such is the trading position. Currently, there are 3 full time staff members employed and 2 part time.

The franchisor has provided comprehensive training and will offer on-going support.

There is the option to acquire the Pollokshields franchise or the Burgur Grill brand alone. The brand income from royalty fees, stock supplies and marketing services alone is in excess of £75,000 per annum.

We have been advised that all fixtures and fittings are owned outright and included within the goodwill purchase price. Proof of sales will be made available to seriously interested parties post viewing stage.

PREMIUM

Offers in the region of £195,000 are sought for our client's leasehold interest in the property including the goodwill of the business, renewable franchise fee, fixtures, fittings and stock.

TENANCY

A new full repairing and insuring lease is available, for a term to be agreed, from a rent of £14,400 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, Unit 58 has a Rateable Value of £7,100 and Unit 60 has a Rateable Value of £6,800. The occupier may be eligible for rates relief, subject to status.

EPC

E (67)

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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Date of Publication: November 2026