

# Spuds

Spuds, 21 Byres Road, Glasgow, G11 5RD



## FOR SALE

500 SQ FT  
(46.45 SQ M)

£27,500

Trading Class 1 Premises  
in Glasgow West End.  
Suitable as a cafe, coffee  
shop or similar.

- Annual Rent: £15,000
- Leasehold, 14 years remaining on the current lease
- High Footfall Location on Byres Road
- Multiple successful operators surrounding
- Sale via Lease Assignment

Summary

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Available Size | 500 sq ft                                                                                                         |
| Price          | £27,500                                                                                                           |
| Rateable Value | £10,300<br>100% SBRR Available                                                                                    |
| VAT            | Not applicable                                                                                                    |
| Legal Fees     | Each party to bear their own costs. Ingoing purchaser is liable for the landlord's legal fees for the assignation |
| EPC Rating     | Upon enquiry                                                                                                      |

Description

Single frontage Use Class 1A premises. Currently operating as 'Spuds', specialising in baked potatoes to go and sit in. Circa. 12 covers in the current layout. The rear includes a kitchen space, wash up and food preparation area , as well as a staff toilet facility. Suited to a specialty coffee business, cafe, or lunchtime offering due to the high volume of students and passing footfall.

Location

Located at the bottom end of Byres Road, nearby to Dumbarton Road. Neighbouring businesses include The Record Factory, La Vita, German Doner Kebab and Santa Lucia. Buck's Bar have also recently opened nearby under their 'Thunderdog' brand, an American style bar and restaurant.

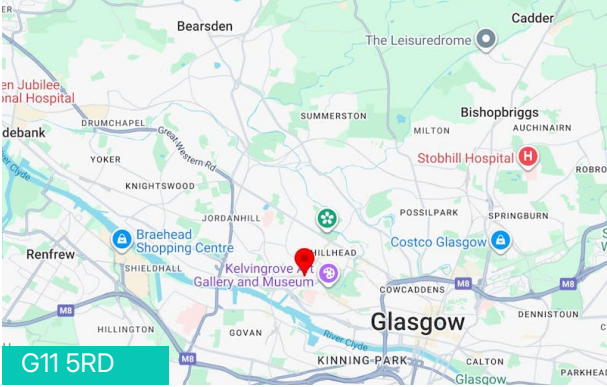
Accommodation

The accommodation comprises the following areas:

|                   |       |       |              |
|-------------------|-------|-------|--------------|
| Name              | sq ft | sq m  | Availability |
| Unit - Full Space | 500   | 46.45 | Available    |
| Total             | 500   | 46.45 |              |

Viewings

Viewings by appointment



Viewing & Further Information



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