

DOWN TO EARTH

CSS

351

Down To Earth, 351 Dumbarton Road, Glasgow, G11 6AL
A3 (Restaurants and Cafes), Bar, Restaurant / Cafe For Sale | Offers in excess of £60,000 | 65 sq m

Aesthetic Bar/Bistro in Partick, Glasgow's West End. Class 3 and Alcohol Licensed.





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Key Points

- Full Use Class 3 - Hot Food and Extraction
- Alcohol License (1AM)
- Currently trading 10-5, Thursday-Sunday
- Huge potential and in a popular area
- Low rent and rates
- 30 covers

Summary

- Price: Offers in excess of £60,000
- Business rates: Based on April 2023, rising to £12,000 April 2026

Further information

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

Contact & Viewings

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Description

Attractive licensed bistro/cafe business in Dumbarton Road, Partick. Glass frontage and well maintained commercial kitchen with extraction. Currently trading Thursday-Sunday 10AM-5PM. Alcohol License 1:00AM, currently under-utilised. Trading as a brunch/lunch spot with a mixed menu on offer, there's a focus on vegan offerings also. Huge potential to utilise extended opening and the alcohol licence.

Location

The business occupies a prominent position on Dumbarton Road in the heart of Partick, a vibrant and densely populated West End district. The area benefits from strong all-day footfall, supported by a large local residential population, students, office workers and visitors. Partick is well known for its established café and bar scene, making it an ideal location for a food and drink-led business. Excellent transport links are provided by Partick Underground, rail and bus interchange nearby, with Byres Road, Kelvingrove Park and the University of Glasgow all within easy reach. This is a highly desirable West End trading location, offering strong daytime café trade with additional evening bar potential.

Viewings

Viewings by appointment

Tenure

Sale by Lease Assignment. Leasehold - £10,898 per annum, long lease remaining.



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