

Cafe & Sandwich Bar, Rico's

713 Great Western Road, Glasgow, G12 8QX



FOR SALE

400 TO 850 SQ FT
(37.16 TO 78.97 SQ M)

OFFERS IN EXCESS OF £39,500
OFFER OVER

High Footfall Class 1 site in
Glasgow's West End.
Currently a Sandwich Bar
/ Cafe.

- Offers Over £39,500

- Annual Rent £18,000

- Low Rates

- High Footfall

- Located on the busiest part of Great Western Road

- Suited to various offerings

Summary

Available Size	400 to 850 sq ft
Price	Offers in excess of £39,500 Offer over
Rates Payable	£1,200 per annum Less than £1200 payable per annum under SBRR
Rateable Value	£13,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Purchaser liable for landlord's lease assignation cost
EPC Rating	Upon enquiry

Description

The premises features a sizeable basement used as for food preparation, kitchen and storage. Catering equipment includes a turbofan oven, mixer, microwave, electric hob and ice cream maker. The coffee machine is rented.

Demand is strong for small, manageable coffee units with low overheads. This space is primed for a new concept - or to continue the existing Focaccia Sandwich offering.

Location

Located in Glasgow's West End, neighbouring businesses include Òran Mór, Cail Bruich, Naked Soup and Bread Meats Bread.

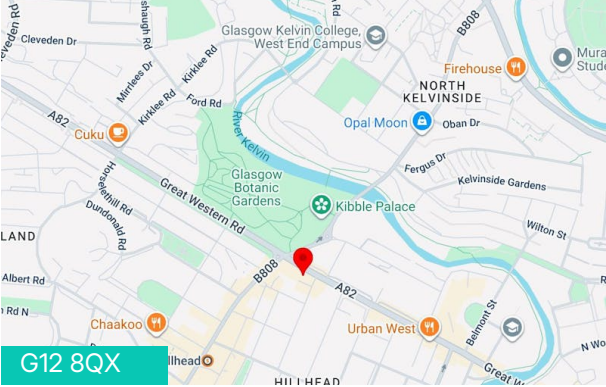
Accommodation

The accommodation comprises the following areas: Ground Floor cafe space. Basement level staff food prep and storage space.

Name	sq ft	sq m	Availability
Ground - Cafe/Shop Floor	450	41.81	Available
Basement - Basement / Prep Space	400	37.16	Available
Total	850	78.97	

Viewings

Viewings by appointment.



Viewing & Further Information



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