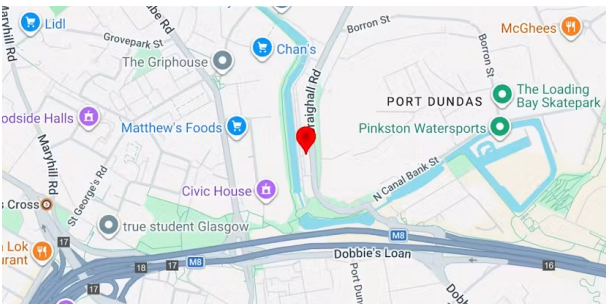


8 Speirs Wharf, Glasgow, G4 9TB

A3 (Restaurants and Cafes), Licensed Premises, Restaurant / Cafe For Sale
£62,500

Award Winning Licensed Cafe Business set within private development in Glasgow.

scottishbusinessagency.co.uk



8 Speirs Wharf, Glasgow, G4 9TB

Key Points

- Annual Rent £10,800. Low Fixed Costs.
- Full Class 3 Hot Food Permission & Alcohol Licence
- Fantastic location set within a private development of 150 apartments. Strong social media following.
- Turnover in excess of £250,000 NET of VAT. Consistent EBITDA/Profit.
- Brunch Restaurant of the Year winner for 4 years running.

Summary

- Price: £62,500
- Business rates: 100% Small Business Rates Relief Applies
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

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Description

The property itself offers an attractive and well-established café/bar environment with a modern, contemporary fit-out designed to maximise its waterfront outlook. Large glazed frontages can fully open when the weather allows, to create a bright and inviting trading space. The combination of a waterside setting, strong surrounding demographics, and an adaptable hospitality layout presents an excellent opportunity for both owner-operators and groups seeking a truly unique venue.

Location

Overlooking the Forth & Clyde Canal on the northern edge of Glasgow city centre. The location offers a unique balance of city accessibility and a more relaxed canal-side setting, attracting a strong mix of local residents, office workers, students, and destination visitors. Nearby residential developments, offices, and leisure users provide consistent footfall throughout the day, while excellent transport connectivity and close proximity to the M8 motorway enhance accessibility from across Greater Glasgow.

The Business

Ocho operates primarily as a modern brunch, breakfast and lunch venue with a strong café culture and cocktail offering. The menu is centred around fresh, locally sourced and home-made dishes, with a focus on brunch classics and contemporary comfort food. Seasonal menu changes, fresh in-house preparation and the canal-side setting help position it more as a destination brunch venue than a standard coffee shop. Currently trading 9-3, though opens at 4 on weekends throughout the summer months. Huge scope for growth.

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