

The logo for the Scottish Business Agency (SBA) is displayed in white on a teal square background. It features the lowercase letters 'sba' in a stylized, rounded font.

scottish business agency

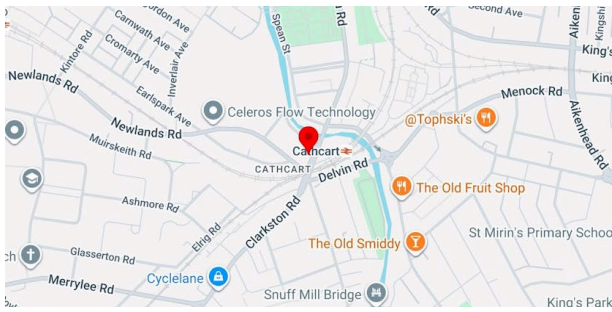
The word 'SEESAW' is mounted on a dark grey fascia above the entrance. The letters are in a bold, sans-serif font, with 'SEE' in light blue, 'SAW' in light green, and the 'S' in the middle being a golden-yellow color.

**32 Clarkston Road, Glasgow, G44 4EH**

**Cafe (A1) For Sale Offers in excess of £35,000**

Established children's play cafe and coffee shop business in Glasgow's Southside.

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# 32 Clarkston Road, Glasgow, G44 4EH

## Key Points

- Loyal customer base
- Annual Rent £13,200
- Average £2000 per week turnover
- Potential for alternative use as a coffee business or similar offering
- Busy, visible corner site with high passing traffic

## Summary

- Price: Offers in excess of £35,000
- Business rates: £7,470 per annum Based on April 2026 rateable value
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

## Further information

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

## Contact & Viewings

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## Description

See Saw Play Cafe has been operational for 18 months, with the current owners' developing it to the current standard and level of trade. It is once of the few places for parents to socialise and grab a coffee whilst having a safe and nurturing environment for their young children. Income generated by coffee & food sales, as well as private functions, birthday parties and play session bookings. Recent investment in new toys and equipment. Perfect for a hands-on passionate owner. Alternatively this would suit an alternative cafe/food offering STPP.

## Location

The subject is positioned on a busy corner site in Cathcart. Lots of residents nearby as well as close railway links into the centre of Glasgow. The area is popular for families with young children and professionals which further strengthens the Play Cafe potential. The premises is bright, being on a corner with large windows, it would suit developing the current business, or a specialty coffee or brunch business given the current use class and busy location.

## Tenure

4 years remaining on the lease with the option to extend, rent is currently £13,200 per annum



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