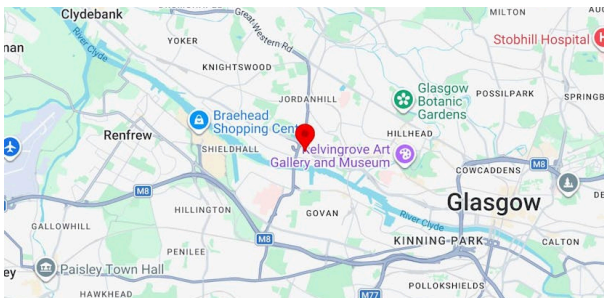




**781-783 Dumbarton Road, Glasgow, G11 6NA**

A3 (Restaurants and Cafes), Cafe (A1) For Sale | £15,000 | 40 sq m

Cafe and Food Spot in Whiteinch, Glasgow's West End



# 781-783 Dumbarton Road, Glasgow, G11 6NA

## Key Points

- Low Rent: £5400 per annum
- 14 internal covers, outdoor potential also
- Hot Food Consent
- Coffee and Breakfast business
- No rates payable
- Suited to hands on owner-operator with coffee and food experience

## Summary

- Price: £15,000
- Business rates: 100% Small Business Rates Relief Applies
- Legal fees: Each party to bear their own costs

## Further information

- [View details on our website](#)

## Contact & Viewings

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## Description

The premises, previously operating as a charming Friends-inspired cafe, feature a welcoming layout ideal for breakfast, brunch, lunch, and coffee offerings, with freshly prepared food served daily. Hamilton and the wider Glasgow area boast a thriving, diverse food scene with high demand for casual dining and quality local eateries, supported by dense residential populations and consistent footfall. This accessible, high-potential location with an immediate catchment of local residents offers an excellent opportunity for the right operator to build on the existing setup and thrive in a bustling West End hotspot.

## Location

This prominent unit at 781-783 Dumbarton Road enjoys excellent visibility on a busy arterial route through the West End, with strong passing vehicular traffic and solid pedestrian footfall from local residents and shoppers. Just a short distance from Partick and popular West End attractions, it benefits from easy access via bus routes and proximity to the Clyde, drawing a mix of locals, commuters, and visitors in a lively neighbourhood setting.

## Viewings

Viewings by appointment only.

## Tenure & Sale

This premises is being sold as a lease assignment with no going concern element. As a result no financial information will be provided.



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