

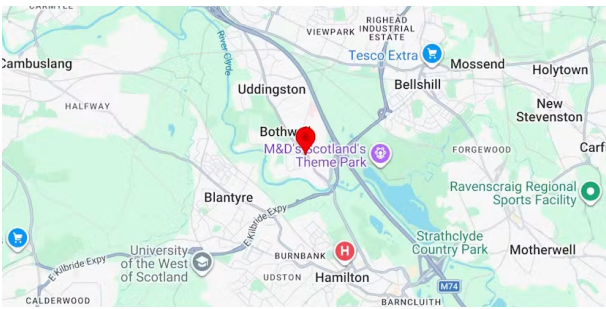
The Hidden
TEA HOUSE

01698 768344

35 Main Street, Bothwell, Glasgow, G71 8RD

A3 (Restaurants and Cafes) For Sale | £50,000 | 62 sq m

Unique Cafe Tea House opportunity in Bothwell, Class 3 permission, potential for alcohol license.



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Key Points

- Annual Rent £13,200
- No Rates Payable
- Trading 7 days, 10:00-16:00, 11:00-16:00 Sunday
- Turnover circa £150,000 per annum, split between tea house and catering
- Class 3 hot food permission, previously licensed

Summary

- Price: £50,000
- Business rates: Rates Exempt - 100% relief applies

Further information

- [View details on our website](#)

Contact & Viewings

Mark Jackson
07412 968 007
mark@scottishbusinessagency.co.uk

Josh Hill
07927 076 496
josh@scottishbusinessagency.co.uk

Description

The Hidden Teahouse is an attractive and well-established café/tearoom business, offering a welcoming and characterful trading environment. The premises are well presented throughout and provide an excellent setting for daytime food, takeaway offering, afternoon teas, speciality teas, coffee and cakes, with a strong reputation and established local customer base. The business represents an appealing opportunity for an owner-operator to acquire a recognised hospitality business in a prime Bothwell location. The hot food/restaurant (Class 3) permission allows a new owner to grow the hot food offering and with it being previously licensed there is an opportunity to re-apply to serve alcohol.

Location

The Hidden Teahouse is situated in the highly desirable and affluent village of Bothwell, one of South Lanarkshire's most sought-after locations. The village benefits from a strong local catchment, excellent passing trade and a thriving mix of quality independent businesses, restaurants and cafés, with convenient access to the M74 and surrounding areas including Uddingston, Hamilton and Glasgow.

Viewings

By appointment only, get in touch to arrange.

scottishbusinessagency.co.uk

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