TO LET

Traditional Café and Ice Cream Shop in Town Centre Location

GRAHAM SIBBALD

Central Café

70 Cross Arthurlie Street, Barrhead, G78 1RP

Premium £140,000, Rent £25,000, Insentives Available, New Lease Proposed

Find out more at **www.g-s.co.uk**

- **Town Centre Location**
- **Excellent Opportunity**
- **Traditional Café and Ice Cream Shop**
- **Same Owners for past 60 Years**
- **Good Profitable Business**

INTRODUCTION

The Central Café in Barrhead is a family-run café that's been a local favourite since 1968. The Central Café were the Golden Cone (Scotland) winners in 2017, mostly renowned for their famous vanilla Ice-cream from far and wide by generations of local customer's. When people talk of Barrhead, The Central Café is almost always mentioned. It's known for its traditional 1950s and 60s style, serving classic café style food and a dazzling selection of traditional sweets. The café is designed to create a warm and inviting atmosphere where people can sit back, relax, and enjoy quality food in a friendly environment.

The Central Café is situated in Barrhead, a town in East Renfrewshire located near Glasgow. Barrhead is a busy and growing community with a mixture of local businesses, shops, and residential areas, making the café conveniently located for many people. Its location allows it to attract a wide range of customers, including local residents & workers taking a break during the day. The Café does not currently offer a delivery service; however, it has an established phone ordering and collection service for hot food. This presents an opportunity for a new operator to develop a stronger online presence and expand into delivery services in the future. The Central Café presents an excellent opportunity for an enthusiastic owner, looking to take over a well-regarded, successful business with strong community ties.

THE PROPERTY

The Café offers; a ground floor premises with space for seating for around 22 covers, a servery counter, a customer toilet, storage spaces, staff toilet and a double garage to the rear.

TRADE
The business shows healthy profits and full accounts can be made available to interested parties after a formal viewing.

STAFF
All staff are subject to TUPE.

LICENCE
The café operates as a standard food and beverage venue and does not hold a premises licence.

ACCOMMODATION SUMMARY
We have summarised the accommodation as follows: -

Main Areas
- Entrance vestibule
- Main café seating area (22)
- Confectionary/Ice Cream Servery
- Main Service Counter

Service Areas
- Fitted Commercial Kitchen
- Food Prep Area
- Staff Toilet
- Customer WC
- Storage Space

Outside Areas
- Double garage

SERVICES
Mains gas, water and Electricity.

ENERGY PERFORMANCE CERTIFICATE
TBC

RATEABLE VALUE
Rateable Value £9,000 (1st April 2026)

TENURE
Leasehold

FINANCE/BUSINESS MORTGAGES
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

STIRLING
FIFE
EDINBURGH
GLASGOW
Stirling
Kirkcaldy
Paisley
East Kilbride
Kilmarnock
Galashiels
Peebles
Newburgh
St Andrews
Cupar
Ladybank
Falkland
Glenrothes
Kinross
Kelty
Cowdenbeath
Dunfermline
Kinghorn
Burntisland
Forth Crossing
Musselburgh
Tranent
Dalkeith
Loanhead
Penicuik
Gorebridge
Oxton
Lauder
Romannobridge
West Linton
Carnwath
Carluke
Forth
Lanark
Motherwell
Hamilton
Strathaven
Airdrie
Whitburn
Armadale
Bathgate
Livingston
Cumbernauld
Falkirk
Linlithgow
Bo'ness
Rosyth
Grangemouth
Denny
Kilsyth
Milngavie
Strathblane
Alexandria
Dumbarton
Balfron
Drymen
Aberfoyle
Thornhill
Doune
Callander
Dunblane
Alva
Dollar
Alloa
Auchterarder
Auchtermuchty
Muthill
Crieff
Crail
Anstruther
Pittenweem
Leven
Elie
Buckhaven
North Berwick
Gullane
Aberlady
Whitekirk
East Linton
Haddington
Gifford
Currie
Stewarton
Barrhead
Loch Katrine
Ben Lomond
Loch Lomond
Loch Leven
R Earn
R Teith
R Forth
R Clyde
St Andrews Bay
Isle of May
FIRTH OF FORTH
CLACKMANNANSHIRE
WEST DUNBARTONSHIRE
EAST DUNBARTONSHIRE
FALKIRK
WEST LOTHIAN
MIDLOTHIAN
EAST LOTHIAN
SOUTH LANARKSHIRE
TWEED VALLEY
Lammermuir Hill
25 km
50 km
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PRICE

To let - Premium £140,000, Rent £25,000 - insentives available, new lease proposed.

ANTI-MONEY LAUNDERING (AML)

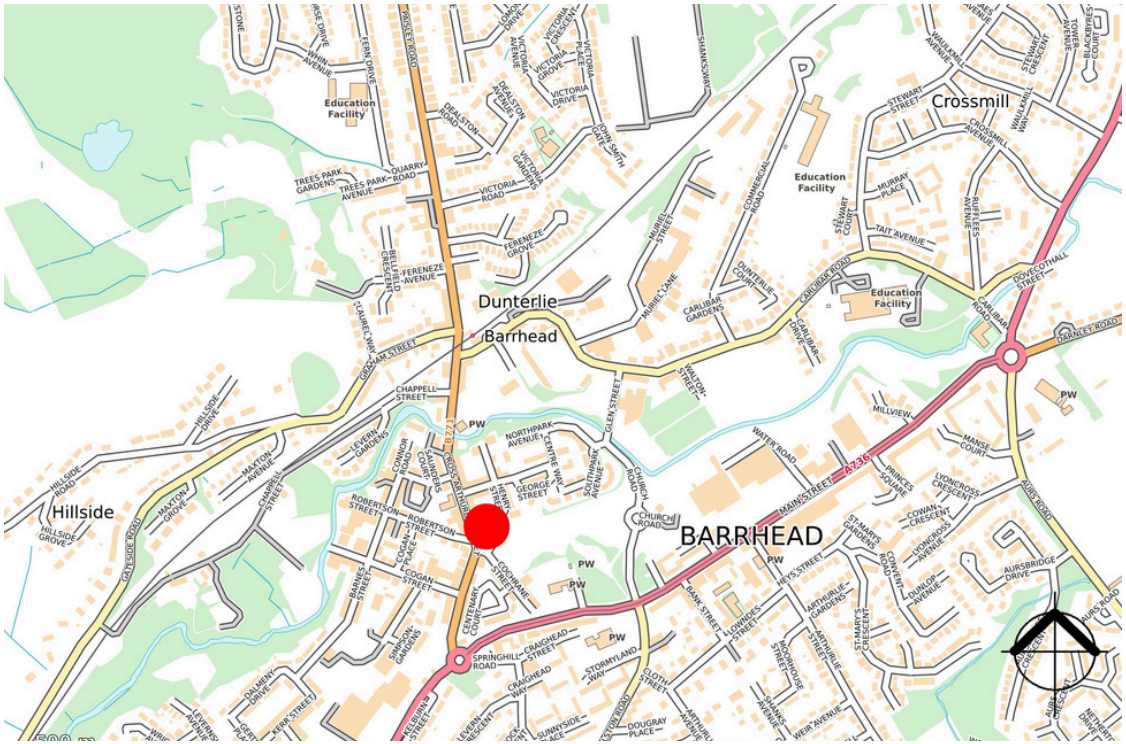
Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:



Graham + Sibbald
40 Torphichen Street, Edinburgh, EH3 8JB

To arrange a viewing please contact:

Max Wallace
Graduate Surveyor | Hotel + Leisure
Max.wallace@g-s.co.uk
07881 244 790

Martin Sutherland
Licensed Trade and Business Agent | Hotel + Leisure
martin.sutherland@g-s.co.uk
07768 704 203

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **October 2026**

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