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TO LET / FOR SALE

Leisure

UNIT 5, THE POINT, GLASGOW, G22 5HT

Jurassic Jungle is a custom built toddler and childrens soft play & events business which enjoys regular all year round trade from customers

- Prominent site at four-way intersection
- Business operating since 2008
- Rare opportunity
- Turnkey business
- Communal on-site car parking
- Good public transport links

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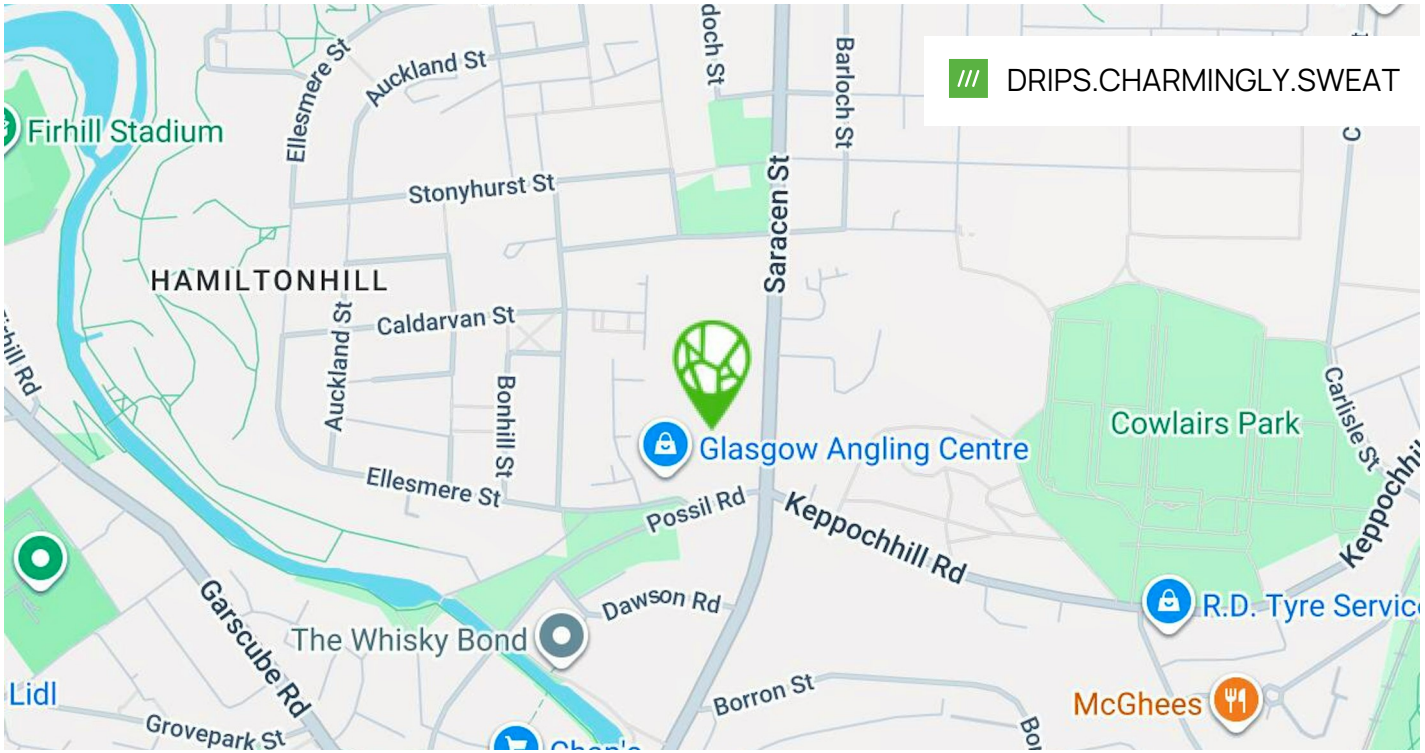
LOCATION

Glasgow is the most populous city in Scotland, located on the banks of the River Clyde in west central Scotland. The property is located within The Point which is a popular and established business location. The Point sits around 1 mile north of Glasgow City Centre within the Port Dundas area of Glasgow at the central meeting point where Possil Road, Craighall Road, Keppochill Road, and Saracen Street converge in a four-way intersection. Nearby occupiers include Toolstation, Screwfix, Glasgow Angling Centre and Euro Car Parts.

DESCRIPTION

The subjects comprise a mid terraced rectangular shaped industrial unit of steel portal frame construction within an established trade, retail and leisure park.

Access to the property is gained via twin glazed pedestrian doors. Internally, there is a waiting area, reception, admin offices and kitchen to the front. The soft play and activity space benefits from a private function area and cafe with tables and chairs surrounding it. The commercial kitchen which, as expected, is fitted out to a professional standard with extract ventilation and a range of stainless steel sink units, utility basins and fitments. Customer welfare facilities are provided. On-site car parking is available which is shared in common with the adjoining occupiers.



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zero
SUGAR

zero
SUGAR

BE CAREFUL!

TOOLSTATION
OPEN TO ALL
JUNGLE

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Industrial/Logistics	5,185	481.70

THE BUSINESS

Jurassic Jungle is a custom built toddler and childrens soft play and events business which enjoys regular all year round trade from customers. The business was established in 2008. The unique offering is reflective of the success of the business and, in turn, benefits from high levels of repeat custom from locals.

The business is currently generating c. £8,000 per week in sales and trades from 9:30am to 7pm 7 days a week. There are 5 full time staff members employed and 5 part time. The operators have decided to sell the business due to a change in circumstance, thus creating an extremely desirable opportunity to acquire a thriving, profitable business with a highly experienced team on a truly turnkey leasehold basis.

TENURE

The lease is available by way of assignation, for the residual term of the lease, which expires in January 2028. The current rent is £53,760 per annum. There may be the option to extend the lease with Landlord approval.

PREMIUM

Offers over £99,500 are sought for our client's leasehold interest including the goodwill of the business, fixtures and fittings. Proof of sales will be made available to seriously interested parties post viewing stage.

SERVICE CHARGE

Service charge for the common maintenance and management of the estate will apply.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £42,740.

EPC

B (26)

VAT

Applicable

LEGAL FEES

Ingoing tenant is liable for both parties legal costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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