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TO LET / FOR SALE

Restaurant

2129 PAISLEY ROAD WEST, GLASGOW, G52 3JL

Luckys Diner is a national franchise providing a quick service restaurant concept including takeaway and delivery service

- High standard fit-out
- Turnkey opportunity
- Established operation
- Potential to increase sales
- High volume of passing traffic
- Well established retail parade
- Self-employment opportunity
- 40% Hospitality Rates Relief potential
- Free car parking
- 130.57 sqm (1,406 sq ft)

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LOCATION

The property is located between Penilee and Mosspark around 5 miles west of Glasgow city centre. The subject property is situated on the south side of Paisley Road West, close to its junction with Cardonald Place Road. The property enjoys excellent public transport connections, with regular bus services passing along Paisley Road West. Crookston trail station takes less than 5 minutes to reach by car. Nearby occupiers include Aldi, Boots Pharmacy, Yayas, Lucky B's Hot Chicken.

DESCRIPTION

The subjects comprise a mid terraced Class 3 hot food restaurant and takeaway within a single storey retail parade which sits under a flat roof.

The double fronted property is accessed via a single flush pedestrian door which leads into the customer waiting area. Beyond this there are a mix of tables, chairs and booths with a capacity of circa 30 covers. The space is fitted out to a high standard in corporate branding. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation and a range of stainless steel sink units, utility basins and fitments.

A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is of commercial laminate, walls covered with branding / splashbacks and the suspended grid ceiling incorporates square LED lighting. There is a walk-in chill room and ancillary accommodation to the rear. Free car parking is provided to the front of the property.

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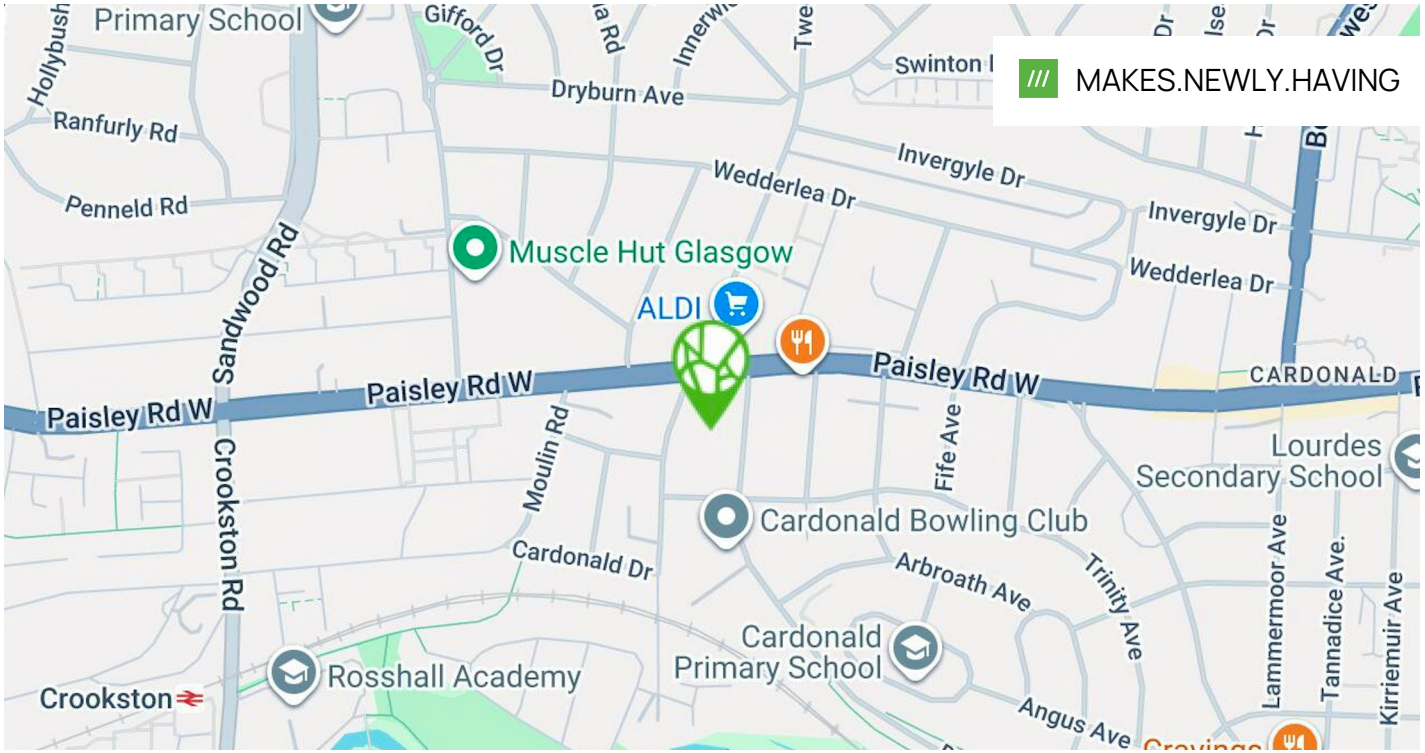
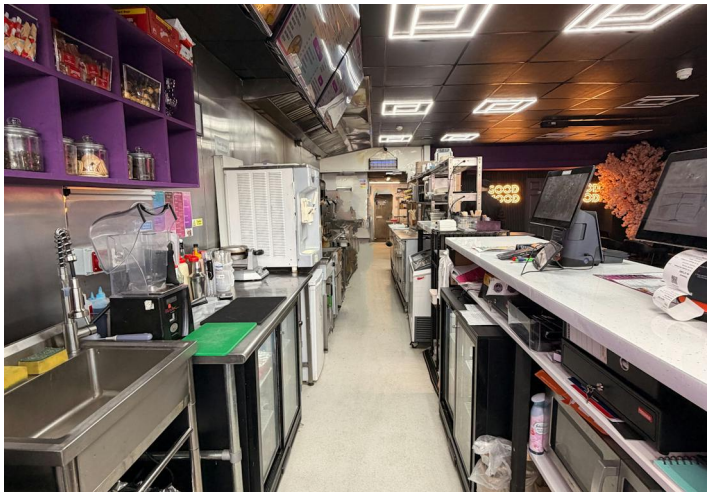
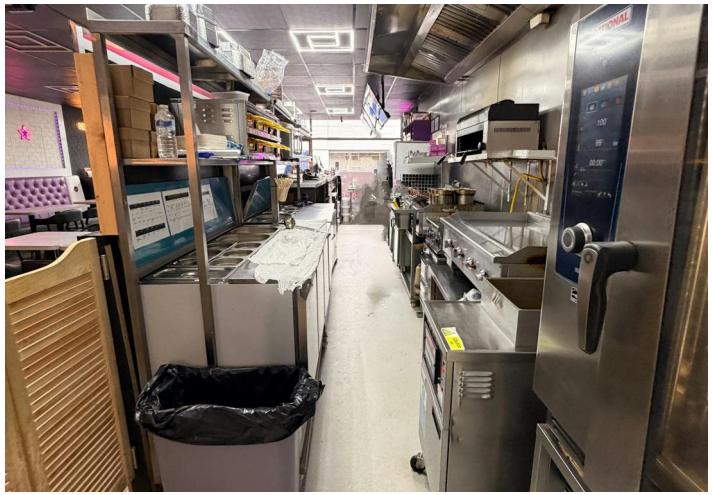


HELLO GLASGOW
PUSH



FIRE
BLANKET



GOOD
MOOD
#LUCKYSDINER

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Restaurant / Cafe	1,406	130.62

THE BUSINESS

Luckys Diner is a national franchise with 15 branches providing a quick service halal menu restaurant concept including takeaway and delivery service.

The business enjoys regular trade from customers, such is the trading position. The business is currently generating c. £11,000 per week in sales. The business trades 7 days from 3pm to 11pm. Currently, there are 6 full time trained staff members employed. The franchisor has provided comprehensive training and will provide on-going support to the franchisee.

The current operator has 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. The premises provide a new tenant with a first class 'walk in' licensed premises.

The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook. The bespoke service the current operators provide is reflective of the success of the business and in turn, the return custom.

We have been advised that all fixtures and fittings are owned outright and included within the goodwill purchase price. Proof of sales will be made available to seriously interested parties post viewing stage.

PREMIUM

Offers over £120,000 are sought for our client's leasehold interest in the property including the goodwill of the business, renewable franchise fee, fixtures, fittings and stock.

TENANCY

The lease is available by way of assignation, for the residual term of the lease, which expires in August 2035. The current rent is £30,000 per annum with fixed uplifts to £32,500 per annum in August 2028 and £35,000 pa in August 2030. There is a tenant break option in August 2030. There is the option to extend the lease.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £21,750.

The occupier may be eligible for Hospitality Relief of up to 40% of the Rates charge, subject to status.

EPC

D (54)

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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