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TO LET / FOR SALE

Takeaway

800 DEGREES, 1 STATION ROAD, GIFFNOCK, GLASGOW, G46 6JF

A high vault Forni Ceky rotating pizza oven proves a scenic centrepiece within the kitchen

- Southside Location
- High standard fit-out
- Turnkey business
- Established operation
- Potential to increase sales
- Self-employment opportunity
- Free car parking
- 41.37 sqm (445 sq ft)

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LOCATION

The affluent suburb of Giffnock is situated between Newlands and Whitecraigs to the south of Glasgow city centre. The subjects are located just off the busy thoroughfare of Fenwick Road (A77) at its junction with Station Road - within Giffnock's commercial centre.

There are good public transport links to the city centre with frequent bus services operating on Fenwick Road. Giffnock Rail Station takes less than a 1 minute walk to reach. Nearby occupiers include Lidl, Giffnock Library, Sainsbury's Local and Orchard Park Hotel.

DESCRIPTION

The subjects comprise a single storey hot food takeaway which sits under a pitched roof. The property is accessed via a flush glazed door which leads into the customer waiting area.

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. A high vault Forni Ceky rotating pizza oven proves a scenic centrepiece within the kitchen.

The floor is of commercial laminate, walls covered with tile and the plaster/paint ceiling incorporates round LED lighting. Ancillary accommodation is provided to the rear. Free car parking is provided adjacent to the property.

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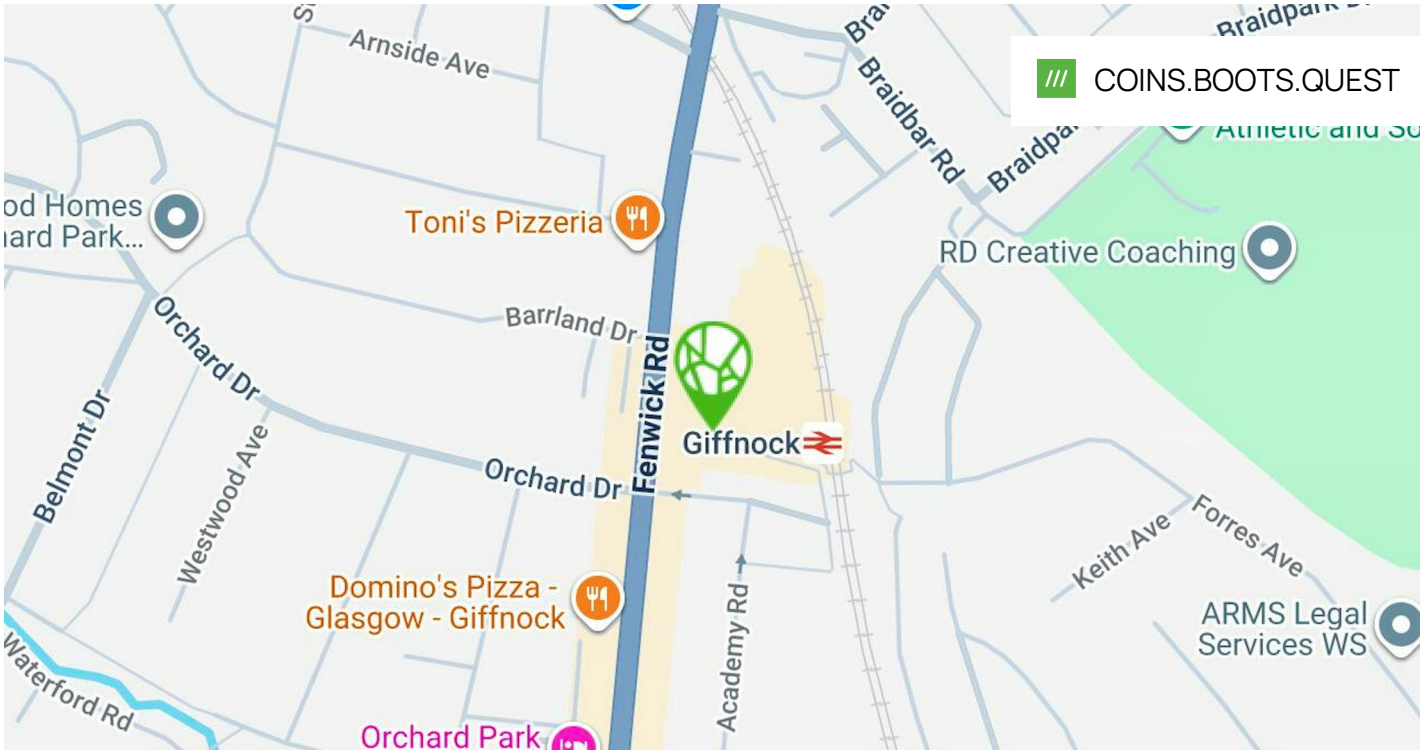

ceky

800°
AUTHENTIC NEAPOLITAN

ceky

800°
AUTHENTIC NEAPOLITAN
PIZZA
PASTA
BREADS
FOCACCIA & GARLIC

800°
AUTHENTIC NEAPOLITAN
LIBRARY
PIZZA
PASTA
BREADS

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	445	41.34

THE BUSINESS

800 Degrees is an authentic Neapolitan pizza and pasta takeaway which was established in 2018.

The business enjoys regular trade from customers, such is the trading position. The business is currently generating c. £5,000 per week in sales and trades 6 days from Tuesday to Sunday from 3pm to 10pm.

The current operator has decided to sell the business due to a change in circumstance, thus creating a desirable opportunity to acquire a profitable business on a truly turnkey leasehold basis. The business benefits from having established JustEat, UberEats, Deliveroo and FoodHub accounts.

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 se

PREMIUM

Offers over £50,000 are sought for our client's leasehold interest in the property including the goodwill of the business, fixtures, fittings and stock.

TENANCY

The lease is available by way of assignation, for the residual term of the lease, which expires in 2035. The current rent is £26,000 per annum with 5 yearly rent reviews.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £8,700. The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi
0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com

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