50 Cover Licensed Restaurant Bar

219 Fenwick Road, Giffnock, Glasgow, G46 6JD

FOR SALE

103 SQ M
(1,108.68 SQ FT)

£50,000 F&F INCLUDED, LEASE ASSIGNATION

Fully Fitted Restaurant & Bar in Giffnock. Turn Key and Modern fit out.

- Attractive premises with high footfall close to the train station
- Refitted in 2025 to a great standard
- Fully licensed, well equipped commercial kitchen
- 50 covers depending on layout
- Annual Rent £39,000

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Summary

Available Size	103 sq m
Price	£50,000 F&F included, Lease Assignation
Rateable Value	£26,000
Legal Fees	Each party to bear their own costs. Purchaser is liable for the landlord's lease assignation legal costs.
EPC Rating	Upon enquiry

Description

East Market is a 103 sq/m bar and restaurant with seating for 50 patrons. Attractive bar and gantry, small functional cellar space and fully fitted, well maintained kitchen with extraction. In 2025 the business underwent a refurbishment with high end decor, light fixtures and finishings. Now closed due to the owner having other projects taking priority, the opportunity has arisen for a buyer to obtain the lease, license and fixtures & fittings for this aesthetically pleasing premises.

Location

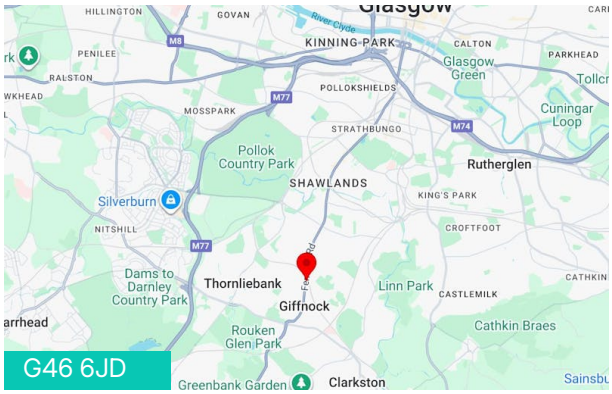
Located on Fenwick Road in the centre of Giffnock. Less than a minute's walk to the train station. The affluent suburb of Giffnock is just a short drive from Glasgow city centre, East Market is perfectly positioned in a thriving neighbourhood that offers excellent footfall and accessibility. Giffnock is renowned for its vibrant community, excellent amenities, and attractive residential surroundings, making it an ideal location for hospitality ventures aiming to attract a diverse clientele. The area boasts a mix of charming local shops, cafes, and parks, providing a lively and inviting atmosphere for both locals and visitors alike.

Viewings

Viewings available upon request.

Lease Terms

The lease is FRI and has just under 10 years remaining. Upon a successful sale, the lease will be assigned to the purchaser along with the alcohol licence.



Viewing & Further Information

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MARKET

BAR

MARKET

Food Allergy
or
Intolerance?
Food Allergy
or
Intolerance?

Food Allergy
Intolerance?