

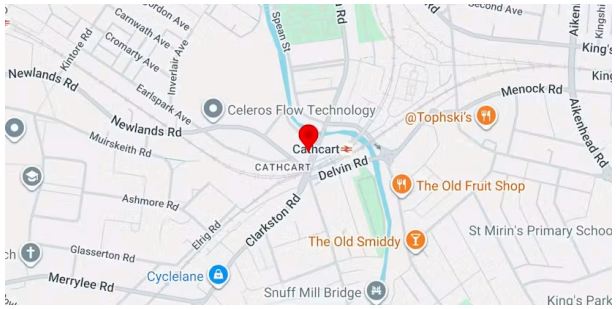
scottish business agency

32 Clarkston Road, Glasgow, G44 4EH

Cafe (A1) For Sale £25,000

Established children's play cafe and coffee shop business in Glasgow's Southside.

scottishbusinessagency.co.uk



32 Clarkston Road, Glasgow, G44 4EH

Summary

- Price: £25,000
- Business rates: £7,470 per annum Based on April 2026 rateable value
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- View details on our website
- View Microsite

Contact & Viewings

Mark Jackson
07412 968 007
mark@scottishbusinessagency.co.uk

Josh Hill
07927 076 496
josh@scottishbusinessagency.co.uk

Key Points

- Loyal customer base
- Annual Rent £13,200
- Average £2000 per week turnover
- Potential for alternative use as a coffee business or similar offering
- Busy, visible corner site with high passing traffic

Description

See Saw Play Cafe has been operational for 18 months, with the current owners' developing it to the current standard and level of trade. It is once of the few places for parents to socialise and grab a coffee whilst having a safe and nurturing environment for their young children. Income generated by coffee & food sales, as well as private functions, birthday parties and play session bookings. Recent investment in new toys and equipment. Perfect for a hands-on passionate owner. Alternatively this would suit an alternative cafe/food offering STPP.

Location

The subject is positioned on a busy corner site in Cathcart. Lots of residents nearby as well as close railway links into the centre of Glasgow. The area is popular for families with young children and professionals which further strengthens the Play Cafe potential. The premises is bright, being on a corner with large windows, it would suit developing the current business, or a specialty coffee or brunch business given the current use class and busy location.

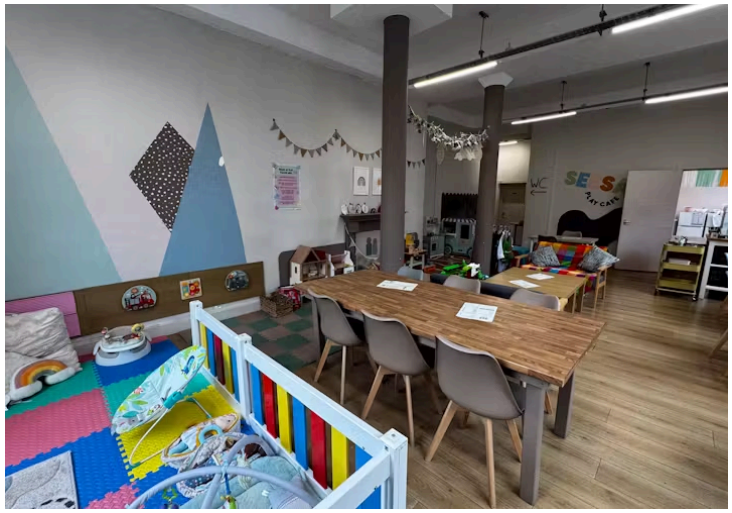
Tenure

4 years remaining on the lease with the option to extend, rent is currently £13,200 per annum

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.
AML: In accordance with the Money Laundering Regulations 2017, all purchasers will be required to provide proof of identity, address, and source of funds prior to any transaction proceeding. Additional information may be required for corporate entities, including details of beneficial ownership. We reserve the right to request such information at any stage.


SEESAW

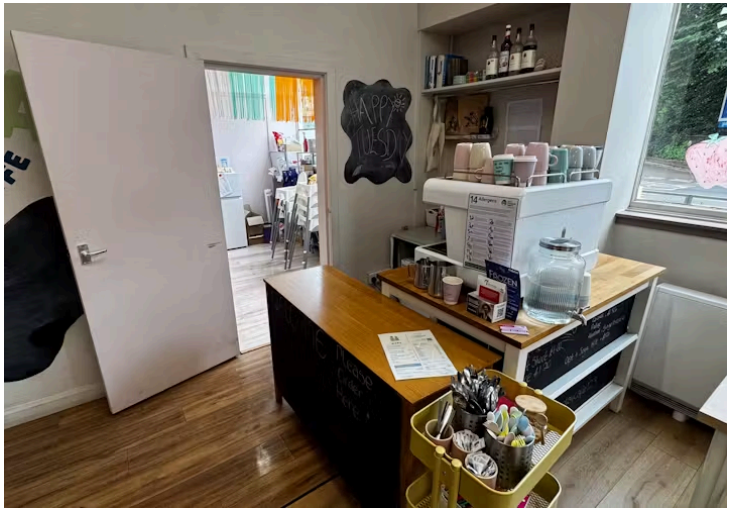

SEESAWPLAYCAFE







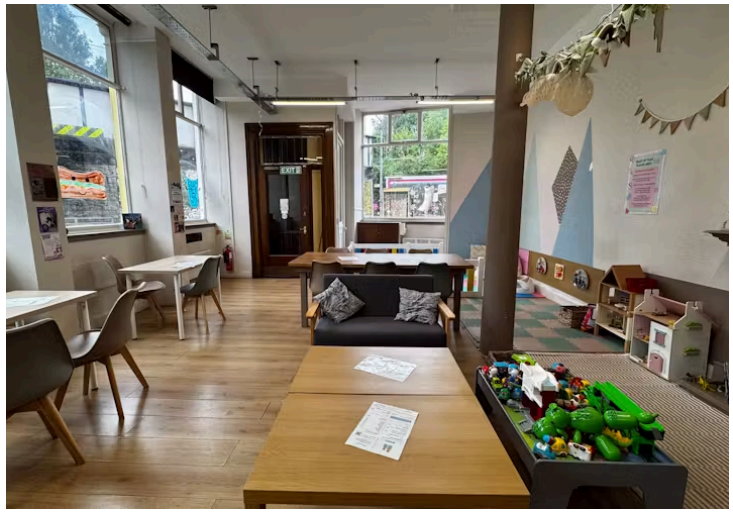

WC
PLAY CAFE

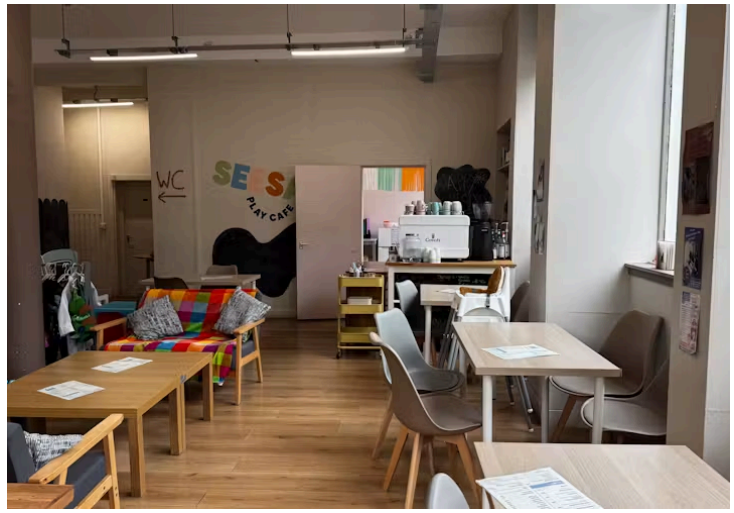



WC
SEESAW
PLAY CAFE








WC


GB-01









