108 Ayr Road, Newton Mearns, Glasgow, G77 6EG

A3 (Restaurants and Cafes) For Sale | Offers in excess of £60,000 | 114 sq m

Fully fitted 40-cover restaurant in the heart of Newton Mearns.

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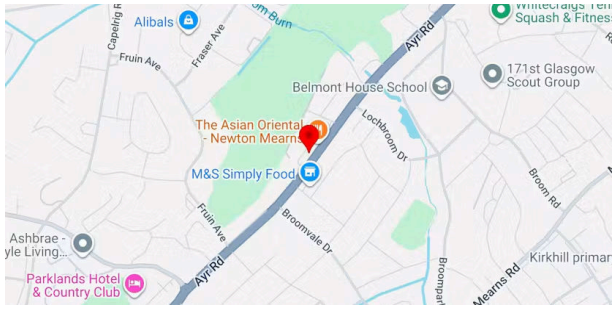

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Summary

- Price: Offers in excess of £60,000
- Business rates: £4,610 per annum Based on April 2026 valuation with additional 40% Scottish hospitality relief
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs. Assignation fee for landlord's solicitor to be paid by the purchaser

Further information

- View details on our website

Contact & Viewings

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Key Points

- Rarely available in this area of Glasgow
- Annual rent £25,000
- Low rates payable
- 40 cover basement level licensed restaurant
- Fully refurbished in 2024 including kitchen.
- All fixtures and fittings included in sale

Description

The Asian Oriental offers an excellent opportunity to acquire a fully fitted 40-cover restaurant in the highly desirable suburb of Newton Mearns. The premises are presented in walk-in condition, with a fully equipped commercial kitchen and attractive dining area, providing a genuine turnkey opportunity. Basement level eatery with entrances to the front at street level and the rear with car parking.
Affordable overheads and the increasingly rare availability of restaurants in this area make this an ideal acquisition for an owner-operator or experienced hospitality business looking to establish or expand into Newton Mearns.

Location

Located in affluent Newton Mearns, the restaurant benefits from a strong local population with excellent disposable income and year-round demand for quality dining. The area enjoys excellent transport links and remains one of the most sought-after suburban locations in Greater Glasgow.
Restaurant premises of this size rarely become available in Newton Mearns, making this a scarce opportunity to secure a well-positioned business with sensible occupational costs in a highly desirable location.

Tenure

Leased until March 2034, landlord will extend if desired. Rent rises to £27,500 in March 2027, and £30,000 March 2030. Rent review March 2034.

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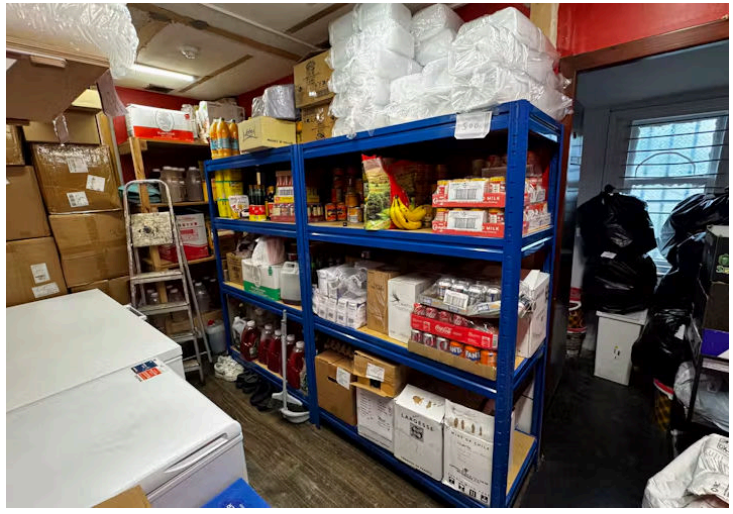
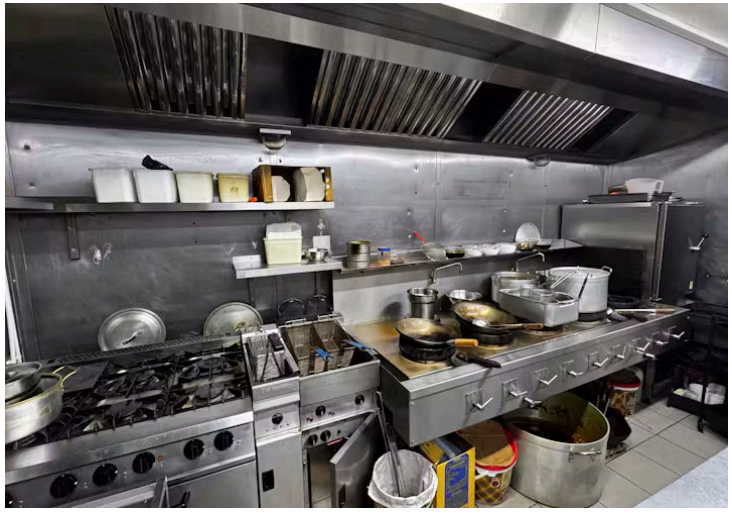
AML: In accordance with the Money Laundering Regulations 2017, all purchasers will be required to provide proof of identity, address, and source of funds prior to any transaction proceeding. Additional information may be required for corporate entities, including details of beneficial ownership. We reserve the right to request such information at any stage.

THE ASIAN
Authentic Asia Cuisine

The Asian

THE ASIAN
CHINESE RESTAURANT
108 Ayr Road Newton Mearns

THE ASIAN