

Licensed Cafe Business Southside

11 Skirving Street, Glasgow, G41 3AB



FOR SALE

500 TO 1,200 SQ FT
(46.45 TO 111.48 SQ M)

£65,000

Well known licensed
French cafe & deli
business in Shawlands

- 12 years operating, one of the best established premises in the area
- Genuine Retirement Sale. Family run and closes 8 weeks throughout the year for holidays
- Annual Rent £18,000
- C1 Use, Alcohol Licensed for On and Off Sales
- Annual Turnover circa £200,000

Summary

Available Size	500 to 1,200 sq ft
Price	£65,000
Rates Payable	£3,300 per annum SBRR and 40% Hospitality relief applied
Rateable Value	£16,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Deli Zola presents an excellent opportunity to acquire an attractive hospitality premises on Skirving Street, in the heart of Shawlands, Glasgow. The premises offer 34 internal covers and 20 external covers, providing seating for up to 52 customers. The south-facing outdoor seating area is a particular highlight, enjoying excellent sunlight and creating an inviting setting for al fresco dining during the warmer months. With its appealing seating provision and position within one of Glasgow’s most vibrant Southside neighbourhoods, the property offers an exciting opportunity for an incoming operator.

Location

Situated on Skirving Street, Shawlands, Deli Zola benefits from a location within one of Glasgow’s most thriving and sought-after Southside districts. Shawlands is renowned for its diverse mix of independent businesses, cafés, restaurants and bars, attracting a fantastic clientele of local residents, professionals and visitors. Its vibrant food and drink scene, strong community feel and independent character make it an appealing destination for hospitality operators. The south-facing outdoor seating further enhances the premises, allowing customers to enjoy the sunshine in a lively and popular neighbourhood.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Cafe	700	65.03	Available
Basement - Basement	500	46.45	Available
Total	1,200	111.48	

Viewings

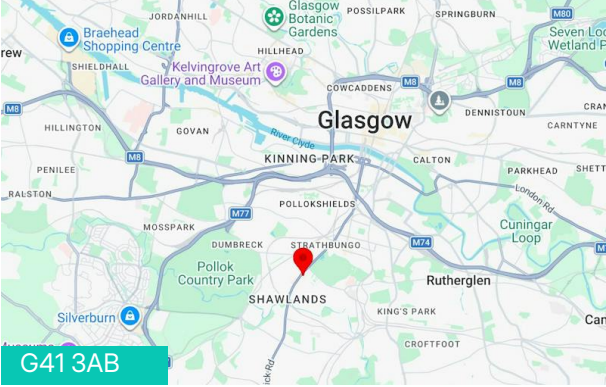
By appointment only.

Tenure

Annual Rent £18,000 FRI lease. 3 years remaining, the landlord will extend the lease to 15 years for the new tenant.

Trading Hours

Trading 7 days per week 9AM-5PM, opens at 10AM on Sundays.



Viewing & Further Information



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



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





