



BUSINESS FOR SALE – LEASEHOLD

Gilmour's Off Sales

28 Glebe Place, Cambuslang, Glasgow, G72 8LJ

- Long established off sales business
- Ideally located in a predominantly residential area
- Only liquor licence in the local vicinity
- Excellent trade with repeat custom
- Offers invited

LOCATION

Cambuslang is located on the south-eastern outskirts of South Lanarkshire. Cambuslang sits on a long bend of the south bank of the River Clyde, a few miles south east of Glasgow. The town has a mix of traditional and modern facilities following historic redevelopment in the area.

The business is located south of Main Street within a predominantly residential area. The property is located on Glebe Place however vehicle access to the property would be via Vicarland Road and Howieshill Road

The location of the subjects is shown on the appended plan below.

DESCRIPTION

The property comprises a traditional ground floor retail unit forming part of a larger three storey tenement building. The property is of traditional construction with residential dwellings above. The adjacent property is also a commercial retail unit trading as an unlicensed convenience store.

Internally the property is generally open plan in nature with an L-shaped counter with shelving to the rear. Additionally, there is a store room and staff WC's.

THE BUSINESS

The property has been operational as Gilmour's Off Sales for a number of years, and our clients are now looking to retire. Over the years this profitable business has built up a good reputation with repeat custom coming from the local area. We would note that neither the convenience store next door or the Co-op locally currently have a liquor licence.

Our clients run the business on a day to day basis with no additional members of staff employed.

The current opening hours are.

Monday – Sunday 10am – 10pm.

Gilmours Off Sales would ideally suit a hands-on operator who could continue in the same manner whilst introducing their own flare.

TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

RATES

According to the Scottish Assessors website the property has a current Rateable Value of

£4,250 per annum with the proposed new rateable figure taking into effect as of the 1st April 2023 of £4,600.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificate is available upon request.

TENURE

Leasehold – we have been advised that the landlord has assured our client that a new FRI lease would be granted to the purchaser with a passing rent of £5,000 per annum.

PRICE

Offers in the region of £48,000 are sought for our client's leasehold interest in the premises, goodwill of the business and all fixtures and fittings. Stock would be agreed by separate negotiation.

ENTRY

Early entry can be afforded on conclusion of Legalities.

OFFERS

All offers should be submitted in Scottish legal terms to DM Hall.

FINANCE/BUSINESS MORTGAGES

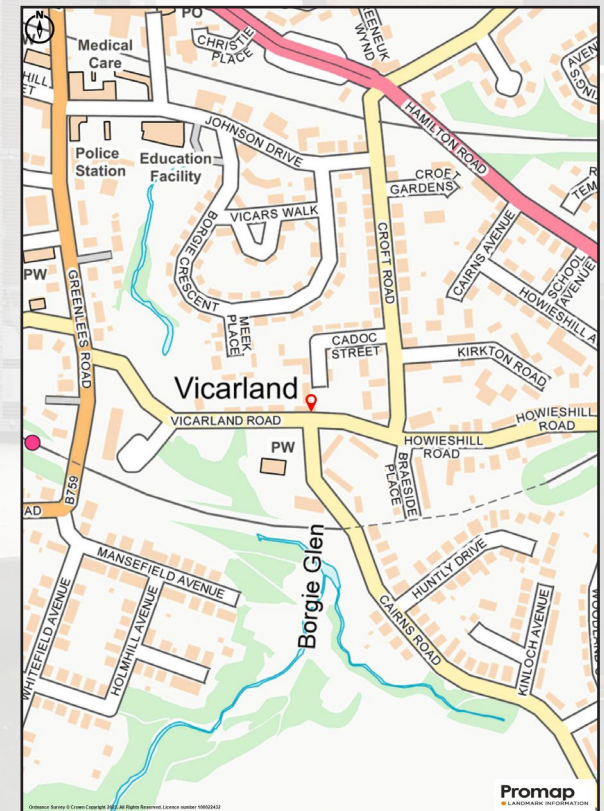
DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

VIEWING

Viewing is strictly by appointment and arrangements can be made by contacting Margaret Mitchell at this office on 0131 624 6130 or by e-mail at business.sales@dmhall.co.uk

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