

FOR SALE

Licensed Coffee House / Restaurant Located in Affluent Suburb of Glasgow



Bullands Coffee House and Restaurant, Mugdock Road, Milngavie G62 8PD
Offers Over £295,000 – Freehold

Find out more at
www.g-s.co.uk

- **Licensed Coffee House/Restaurant Located in Affluent Suburb of Glasgow**
- **Prime Town Centre Location**
- **Inside Covers for Approximately 54 with Additional Outside Seating**
- **Internal Viewing Recommended**



INTRODUCTION

Bullands Coffee House is a restaurant and coffee house located in the centre of Milngavie just off the pedestrianised High Street. Milngavie is an affluent suburb of Glasgow with a good range of High Street retailers nearby along with other bars and restaurants. Our client has owned the business for the past 13 years and now wishes to pursue other interests.

Our client presently only opens from 10 am until 4 pm as these hours suit their lifestyle. This obviously offers great potential to operators to open longer hours which in turn should increase turnover and profits.

We feel this operation would suit a hands on operator/couple.

THE PROPERTY

The Coffee House is a single storey building sitting next to a large car park and just off the High Street. Internally the main area offers seating for up to 54 covers along with a covered outside area for around 10 people with a fully functional kitchen located to the rear.

ACCOMMODATION SUMMARY

Public Areas

- Restaurant/Seating Area (54)
- Male, Female & Accessible WC

Service Areas

- Kitchen
- Stores

Outside

- Covered Seating (10)
- Car Parking

TRADE

The business is presently run by the owner who wishes to pursue other interests. Figures can be made available, and the owner will be happy to discuss turnover and staff at the time of a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains electricity, gas and water.

ENERGY PERFORMANCE CERTIFICATE

Bullands Coffee House EPC Rating is available on request.

RATEABLE VALUE

Bullands Coffee House - Rateable Value - £10,400 (1st April 2023)

TENURE

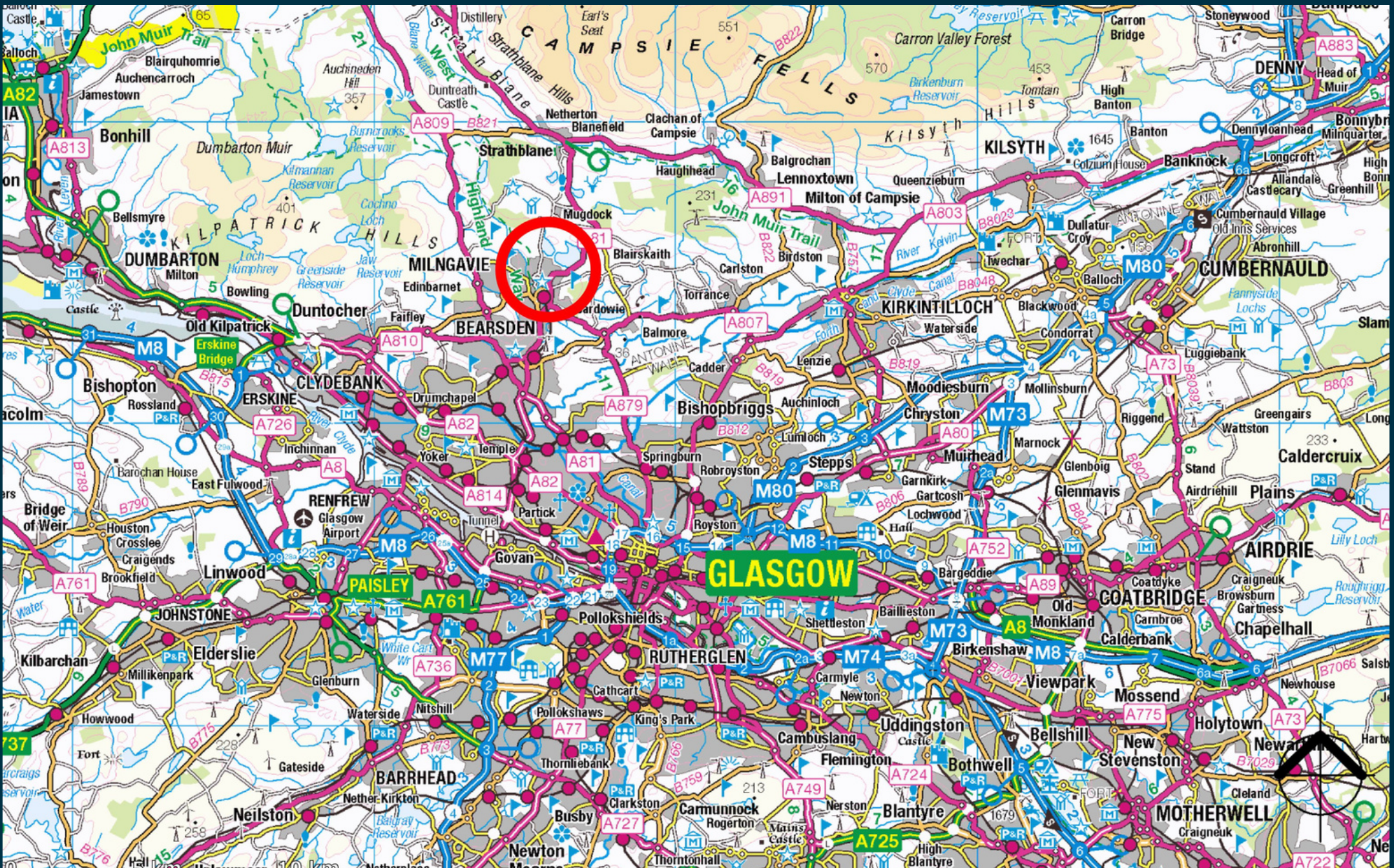
Heritable (Freehold) / Outright Ownership.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.







FREEHOLD PRICE

Offers over £295,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property.

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the addresses below:

Graham + Sibbald

233 St Vincent Street, Glasgow, G2 5QY

Email – LT@g-s.co.uk



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade & Business Agent
Martin.Sutherland@g-s.co.uk
07768 704203



Emily Hewitson
Graduate Surveyor
Emily.Hewitson@g-s.co.uk
07795 518627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: AUGUST 2023

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.