

# BUSINESS For Sale

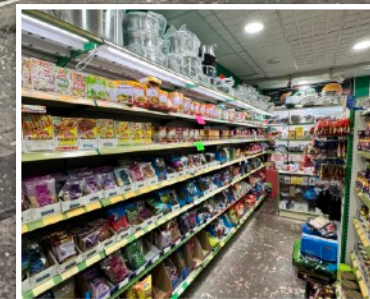


250-252 Albert Drive,  
Glasgow, G41 2NL

- Established business
- Prominent location
- Self-employment opportunity
- Scope to increase turnover
- Option to purchase property

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PROPERTY CONSULTANCY

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Viewing by appointment with the sole selling / letting agents;

Kirkstone Property Consultancy  
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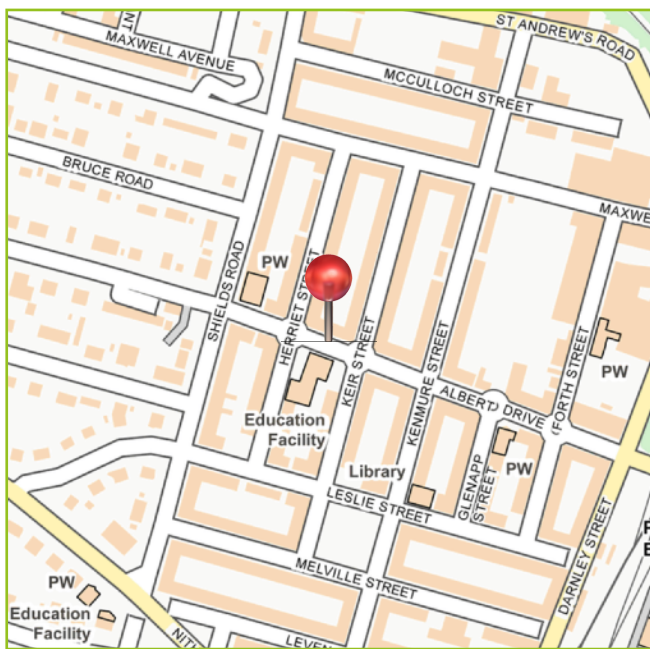
0141 291 5786



## Location

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The town sits approximately 50 miles west of Edinburgh and connects the central belt via the M8 motorway network.

The property is located on the east side of Maryhill Road close to its junction with Clarendon Street, to the north of Glasgow City Centre. Maryhill Road is a main arterial route and provides regular bus services as well as direct access to the M8 motorway and the A739 Clyde Tunnel via the A739 Bearsden Road. St. Georges Cross underground station takes less than a 5 minute walk to reach.



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## Accommodation

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Basement	Storage	110.77	1192
Ground	Sales areas, cold store & ancillary	90.35	973
Mezzanine	Storage	25.91	279
<b>TOTAL</b>		<b>227.03</b>	<b>2444</b>

## Description

The subjects comprise a mid-terraced double retail unit forming part of the ground floor and basement of a three storey and basement blonde sandstone tenement property under a pitched and slated roof. The upper floors appear to be residential in nature.

The glazed double frontage with flush glazed entrance door opens onto the ground floor retail area. The ceilings in the main sales area are of suspended tile and incorporate round LED lighting. The walls are of plaster paint and the floor is of a solid nature. A comprehensive range of floor and wall mounted fixtures and fittings are included with the business.

A separate storage area to the rear is accessed off the main sales area which includes a cold store room. Due to the height of the ceiling this area benefits from a mezzanine which provides additional storage space. A stairwell at the side of the property allows access to the basement which is currently being used for storage and benefits from a WC.

## Price

Offers in the region of £60,000 are sought for the goodwill of the business, fixtures and fittings. Stock will be in addition and at valuation.

## Trading Information

Al-Hamra Food Store is an owner occupied convenience store business. The business was established in 1992 and is currently generating c. £7,000 per week in retail sales. The business sells food, groceries, confectionery, meat, snacks, soft drinks and enjoys regular all year round trade from customers, such is the trading position. The business trades Monday to Saturday 10am to 8pm and Sunday 10am to 7pm.

The current owners have decided to sell the business with a view to retire, thus creating an exciting self-employment opportunity. The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook. The bespoke service the current owners provide is reflective of the success of the business and in turn, the return custom. The sale of Al-Hamra Food Store provides an opportunity to acquire an easily manageable retail business. Full trading, profit and loss accounts will be made available to seriously interested parties post viewing stage.

## Tenure

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £18,000 per annum. Full quoting terms are available upon request. Alternatively, our clients' may consider selling their heritable interest by way of a going concern and are open to offers.

## Particulars

Rateable Value	£17,600
EPC	Available upon request
VAT	Property is not elected

