



# FOR SALE

## HOT FOOD TAKE AWAY

1275 London Road, Glasgow, G40 3HW

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Fully fitted and well presented unit in walk in condition.

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Excellent trading location close to Emirates Arena and Celtic Park.

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Great business potential.

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Qualifies for 100% Rates Relief through Small Business Bonus Scheme.

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Net Internal Area of 56.87sq.m. (612sq.ft).

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**OFFERS IN EXCESS OF £100,000 ARE INVITED.**

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## LOCATION

The subjects are situated on the north side of London Road, at its junction with Springfield Road and Kinloch Street within the east end of Glasgow.

The property is within walking distance of both the Emirates Arena and Celtic Park, situated between the Parkhead and Dalmarnock areas.

The immediate surrounding area benefits from good levels of passing vehicular traffic, and public transport links in close proximity.

Nearby occupiers includes a mix of residential and commercial uses, the latter including The Real McCoy Bar, William Hill and The Roll Shop.

The approximate location of the subjects is as shown on the attached plan.

## DESCRIPTION

The property is on the ground floor of a traditional stone and slate roofed four storey building. The upper floors contain separate residential accommodation.

The premises benefits from a frontage facing the busy traffic thoroughfare on London Road. This is protected externally by a metal roller security shutter.

Internally, the unit is rectangular in shape with internal division forming a sales space to the front with a kitchen, store room and toilet facilities to the rear.

The unit was previously used as a well-established fish and chip shop and remains fully fitted out, ready for immediate occupation.





## FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area to be 56.87sq.m. (612sq.ft.) approximately.

## RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £4,911

Accordingly, subject to applicant qualification, the subjects should qualify for 100% Rates Relief under the Small Business Bonus Scheme.

## SALE TERMS

**OFFERS IN EXCESS OF £100,000 ARE INVITED.**

## EPC

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

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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## REFERENCE

WSA1670



## IMPORTANT NOTE

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