

FOR SALE

LICENSED CONVENIENCE STORE WITH HOT FOOD TAKE-AWAY CONSENT
55 INCHFAD DRIVE, GLASGOW, G15 8AX



- Licensed convenience store in single storey detached building
- Licensed for the sale of alcohol
- Planning consent for hot food take-away
- Total Net Internal Area: 57.10 sq m (614 sq ft)
- Includes side car park which would suit an extension to existing building (subject to planning)
- Ground lease from GCC to November 2041 (current rent £1,250 per annum)
- Currently closed due to bereavement of former owner
- Offers in excess of £25,000 are invited for leasehold interest in the subjects

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David Allison & Company
Chartered Surveyors

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LOCATION

The subjects a prominent local trading location to the north-west of Drumchapel town centre in a popular district with modern private, and local authority housing.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

Although the business has been closed for some months it is considered that the prominent local trading position offers a first-class opportunity to develop a successful convenience store business.

DESCRIPTION

An attractive single windowed small convenience store contained in a standalone brick building with scope for further development of both the former business and the building

The shop is licensed for the sale of alcohol and also has consent for use as a hot food takeaway.

There is a level and part surfaced car park with capacity for 3-4 cars. This area is also considered suitable, subject to planning, for extension of the existing building.

The shop closed for business earlier this year due to the bereavement of the former owner but prior to that enjoyed regular and loyal customer support.

ACCOMMODATION & FLOOR AREA

The shop is divided internally to provide a main front retail area with timber counter and various former trade fittings and including ventilation hood for cooking purposes. There is a back shop for storage with a toilet with WC and wash-hand basin.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately 57.10 sq m (614 sq ft).

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £8,300.

At this level of value any incoming tenant may qualify for 25% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

GROUND LEASE

The subjects are held on a ground lease with Glasgow City Council which runs until 1st November 2041. The current rent is £1,250 per annum with the next rent review due on 1st November 2024 and 7 yearly thereafter.

SALE PRICE

We are instructed to seek offers in excess of £25,000 are invited for the assignation of the ground leasehold interest in the subjects.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

Available on request.

VIEWING/FURTHER INFORMATION

Strictly through the agent:

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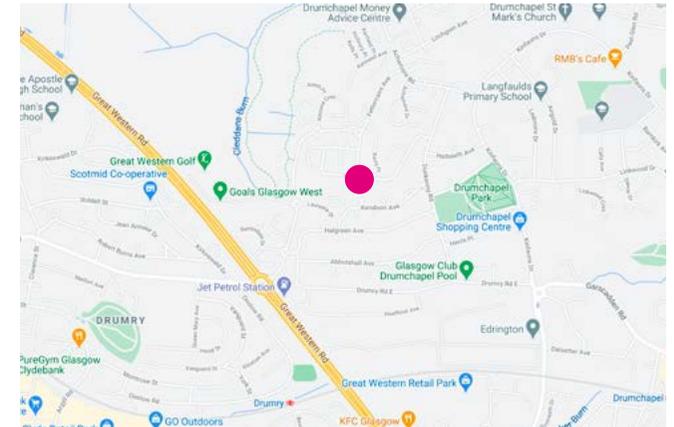
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