



CORNERSTONE

 Business Agents

LONDIS

86-88 QUEEN MARGARET DRIVE, GLASGOW, G20 8NZ

Ref. 1212



Claire's @ Queen Margaret

Londis

Welcome
to Queen Margaret Londis

Londis

Hot gossip

BIGGER
CASH
PRIZES

BIGGER
CASH
PRIZES

CELEBRATE
MEGA
£1.75

DIAMOND
DEAL

CELEBRATE
£1.75

Leasehold

Premium - £79,500 + SAV
Rent - £22,000 per annum

- ▶ Profitable traditional licensed Convenience Store
- ▶ Excellent trading location on Queen Margaret Drive
- ▶ Good quality fixtures & fittings throughout
- ▶ Scope to develop existing business operation
- ▶ PayPoint & National Lottery ticket operator
- ▶ High footfall area

Londis, 86-88 Queen Margaret Drive, Glasgow, G20 8NZ

SITUATION

This well presented Londis Convenience Store occupies a prominent position on Queen Margaret Drive in Glasgow's West End close to Great Western Road and Byers Road. This popular part of Glasgow is close to Hyndland, Kelvinside and Hillhead with the Glasgow Botanic Gardens and Kelvingrove Park with its Art Gallery and Museum also close by.

The neighbouring commercial properties is an eclectic mix of pubs, restaurants and coffee shops with the area attracting a mix of both young professionals and students who reside in the area.

Glasgow is Scotland's largest city attracting many visitors to its attractions all year round.

PROPERTY

The business occupies a multi-fronted retail unit formed over the ground floor only of a traditional tenement style property.

Formerly two units, the eye-catching frontage has several display windows with modern signage above.

The upper floors are privately owned residential accommodation and there is parking available outside the shop and in the surrounding areas.

INTERNAL DETAILS

This Londis unit is fitted out in traditional Convenience Store style with a good range of modern fixtures and fittings throughout. The sales counter is positioned towards the rear, directly in front on entering with the perimeter displays a mixture of refrigeration, freezers and wall mounted shelving. There are also double sided aisle gondolas positioned centrally along with newspaper displays, greetings cards displays along with areas for promotional items.

There is approximately 1000 square feet of retail space, giving the opportunity for a wide range of products.

ANCILLARY AREAS

Storeroom, office, small kitchen & staff w/c.

THE BUSINESS

Our client has owned and operated this licensed Convenience Store for over 5 years during which time it has been modernised with a very high quality range of fixtures & fittings throughout.

The shop is very popular in the local area with plentiful repeat custom ensuring a healthy turnover as well as benefiting from being in a very high footfall area.

The shop offers the usual range of groceries, chilled, frozen, alcohol, tobacco, newspapers, confectionery and crisps as well as doing lunchtime offers such as meal deals. Lotto tickets are available as is the PayPoint service.

The business has been placed on the market to allow our client the opportunity to pursue other business interests, but leaves behind a well run and profitable Convenience Store business.

SERVICES

We are advised that all mains services are connected.

TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formally viewing the business.

OPENING HOURS

Monday to Friday	7.00am to 10.00pm
Saturday	8.00am to 10.00pm
Sunday	9.00am to 8.00pm

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STAFF

The business is run by the owners along with two part-time members of staff.

TENURE

Leasehold.

The current lease expires in 2037 with an annual rent payable of £22,000 per annum to 31/03/2022 whereupon the rent will increase to £23,000 per annum to 31/03/2027.

PRICE

A guide price of **£79,500 + stock at valuation** is sought for the leasehold interest in the property, goodwill of the business and all fixtures & fittings pertaining thereto.

VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk.

OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.



Cornerstone Business Agents
The Walled Garden | Bush Estate | Midlothian | EH26 0SD
Phone 0131 445 7222 | Fax 0131 445 4300
email info@cornerstoneagents.co.uk

www.cornerstoneba.co.uk



Important Notes

Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at info@cornerstoneagents.co.uk or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to info@cornerstoneba.co.uk for more information.