

The Toledo Cafe

421 CLARKSTON ROAD, GLASGOW, G44 3LL



Guide Price - £25,000 (Leasehold)

- Friendly local Coffee Shop popular with locals
- Rates Exempt
- Prominent trading location on Clarkston Road, Glasgow
- Bright and modern unit
- 20-25 covers
- Rent of £8,500 per annum
- Scope for development
- Currently 6 Day trading

THE TOLEDO CAFE, GLASGOW

LOCATION

The Toledo Cafe is located on the busy Clarkston Road (B767) which is a main thoroughfare running north to south in the south side of Glasgow. The business is west facing in a parade of complimentary businesses within a few minutes walk from Muirend train station. The surrounding area is densely populated with residential properties with Cathcart, Clarkston and Giffnock all just a short drive away. Access to the main motorway networks (M8, M74, M77) are all easily accessible from the property. Glasgow is the largest city in Scotland with excellent transport links to the rest of the UK and beyond. Parking is available directly outside the café.

PROPERTY

The property is a traditional tenement building and boasts a recently refurbished interior capable of holding up to 20-25 covers. The property is equipped with a traditional serving counter equipped with display cabinet which leads into a separate food preparation area.

The property has restricted class 2 consent offering breakfast rolls, paninis, soups and other hot meals as part of its menu.

The property is in excellent condition throughout having undergone a recent refit and upgrade.

TENURE

Leasehold with a premium of £25,000 to represent all fixtures and fittings as well as goodwill for the going concern business. There is a rent of £8,500 per annum which is currently paid on a quarterly basis.

There is a total of 4 years remaining on the 5 year lease, it is expected that a longer lease would be available if required.

RATES

The rateable value is £6,900 which makes the property rates exempt.

THE BUSINESS

Our clients have traded The Toledo Cafe for approximately 1 year and their reason for selling is due to personal circumstances.

The café is popular among the local community especially at lunch times, there is a good amount of passing trade which also benefits the café. Our clients have spent a significant amount refurbishing the unit giving it a modern, bright and clean feel.

Our clients currently offer a menu which consists of paninis, sandwiches, soups as well as hot and cold drinks along with cakes and other delights. There is however scope to develop the business further should the new owners wish to extend the menu and the opening hours/days.

Turnover figures available on request.

This business would be ideal for a hands on owner operator with the assistance of 1 or 2 part time staff.

STAFF

The business is currently run by the 2 owners with the assistance of a part time family member.

VIEWING & OFFERS

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

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

OPENING HOURS

The business currently trades 6 days a week except Sundays. Its opening hours are 09:30 to 16:00. Extended hours and Sunday opening is permitted but our clients operate the hours above through their own choice.

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

CORNERSTONE
 **Business Agents**



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.