



THE VILLAGE BAKERS

7 MAIN STREET • BUSBY • GLASGOW • G76 8DS

THE VILLAGE BAKERS

- Long established hot & cold food takeaway
- Same owners for 34 years. Retirement sale
- Prominent trading position within desirable south side suburb
- Short daytime trading hours. Closed Sunday
- Good levels of turnover & profits
- Ideal opportunity for an owner operator
- Rarely available freehold opportunity
- EPC rating pending

FREEHOLD

Offers over £85,000



LOCATION

The subjects benefit from a prominent trading position, situated within a small retail parade on Main Street within the desirable village of Busby in East Renfrewshire, Scotland.

Main Street benefits from high levels of passing traffic, forming part of the A727, linking East Kilbride (0.75 miles) with the adjoining town of Clarkston, Giffnock and the south side of Glasgow., with Glasgow City Centre 6 miles north. The subjects benefit from a free car park across the road as well as free on-street car parking.

A popular commuter town, Busby has its own Railway Station and regular bus services providing easy access to Glasgow City Centre, as well as being in easy reach of the M77 and M8 motorway networks.

The subjects are positioned within a busy commercial area and surrounding occupiers include a pharmacy, hair & beauty salons, convenience store, newsagent, as well as the Cartvale Bar and the Busby Hotel, ensuring the surrounding area is busy both day and evening.

THE PROPERTY

The subjects form part of a retail parade and comprise part ground floor of this traditional, 3-storey, sandstone property, all under a pitched tiled roof.

DESCRIPTION

The subjects are accessed directly from Main Street via a door positioned to the right-hand side of the display frontage with prominent canopy and signage above.

Internally, the premises have been well designed and fitted to maximise the use of space. There is an L-shaped counter servery that runs down the left-hand side incorporating a serve over display chill counter which displays a selection of sandwich fillings, cakes and soft drinks etc. To the rear of the counter there is a range of catering equipment including griddle/hot plate, deep fat fryer, oven & double hob, panini grill,

soup kettle, microwave, hot water dispenser, as well as fridges and freezer. The subjects benefit from an extraction canopy with charcoal flue.

A small back shop area provides a double sink and hand basin as well as a staff toilet.

THE BUSINESS

Our client has owned and operated the Village Bakers for approximately 34 years, and the business is therefore well established within Busby and is something of a local institution. Our client runs the business with one other part time member of staff.

The business enjoys a loyal and regular clientele derived from locals and regulars, as well as benefiting from passing traffic and tradespeople etc. The business also benefits from Williamwood Secondary School, as well as Riverside Music College.

The business sells a good selection of hot and cold filled rolls including breakfast rolls, burgers etc as well as pies and chips, cakes and baking, and a range of hot & cold drinks.

The business has been placed on the market due to retirement and it is felt that the sale represents a great opportunity for a new owner operator to take on this long established and well performing business which still offers further growth potential.

TRADING HOURS

Mon-Fri : 6:30am-2:30pm

Sat: 7am-1pm

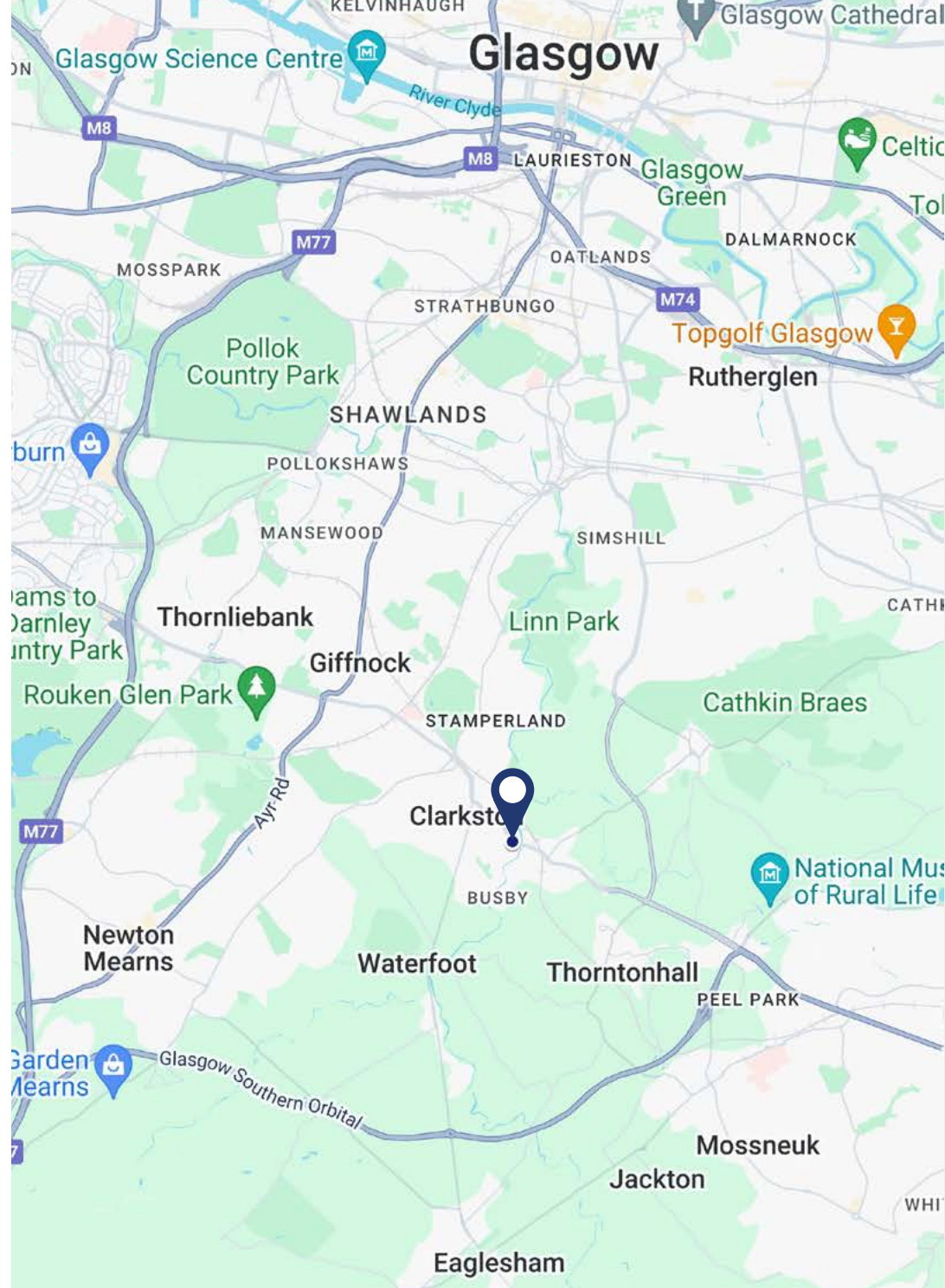
Sun: Closed

TRADING INFORMATION

Further trading information can be made available to interested parties only after formally viewing the business.

FIXTURES AND FITTINGS

All trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements.





AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

VIEWING & FURTHER INFORMATION

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Smith & Clough
BUSINESS ASSOCIATES

BUSINESS RATES

The subjects are entered into the current valuation roll as having a rateable value of £1,300 and are therefore eligible for zero rates.

TENURE

Freehold

EPC

A copy of the Energy Performance Certificate is available on request. The rating is pending.

PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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