



# FORMER SCALLOP'S TALE

7 ROMAN ROAD • BEARSDEN • GLASGOW • G61 2SR

Smith &  
Cough  
BUSINESS ASSOCIATES

## FORMER SCALLOP'S TALE

- Outstanding Restaurant/Café/Takeaway/Bar opportunity
- Completely refurbished in 2022 to a high standard.
- Prime trading position at Bearsden Cross, in the heart of highly desirable & affluent suburb
- Nearby operators include M&S, Costa, Greggs, Massimo's, Elements
- Size approx. 909 Sq Ft over ground & mezzanine levels
- Previously traded as fish & chip restaurant & takeaway but would suit a variety of uses
- EPC Rating G

LEASEHOLD

RENT: £20,000 p.a.



## LOCATION

The subjects benefit from a prime trading position on Roman Road, close to its junction with Drymen Road, on Bearsden Cross in the heart of Bearsden. Bearsden itself is a highly desirable and affluent town in East Dunbartonshire and is a popular commuter town on the northwestern fringe of Greater Glasgow, approximately 6-miles from the city centre.

Bearsden has a thriving town centre which the subjects form part of, with a good mix of shops, offices, restaurants & cafes, ensuring high levels of footfall throughout the day and evening. Surrounding operators include M&S, Costa, Greggs, Vivi & Co, Grace & Favour, Massimo's and Elements by Gary Townsend.

The subjects benefit from strong transport links and there are regular bus services on Drymen Road, and the subjects are only a short walk from Bearsden railway station. The subjects also benefit from a large car park close to the property as well as on street parking nearby.

## THE PROPERTY

The subjects comprise part ground floor and mezzanine levels of this traditional, 2-storey, blond sandstone property, under a pitched roof with dormer features.

## DESCRIPTION

The subjects are accessed directly from Roman Road via a door positioned in the centre of the large, attractive, double fronted unit, with prominent signage and lighting above.

The premises underwent an extensive refurbishment in 2022 being taken back

to the bare brick before being rewired, replumbed etc, to include phase 3 electricity, air conditioning and ventilation system, and have been designed and fitted to an exacting standard by the Severino Group who are one of the premier companies in this field and act for many of the large restaurant groups. The premises probably need to be viewed to be fully appreciated, but no expense has been spared with high quality finishings throughout.

The ground floor trading area is home to a stylish, handcrafted L-shaped counter serving with ample space to the rear for catering equipment, refrigeration units etc.

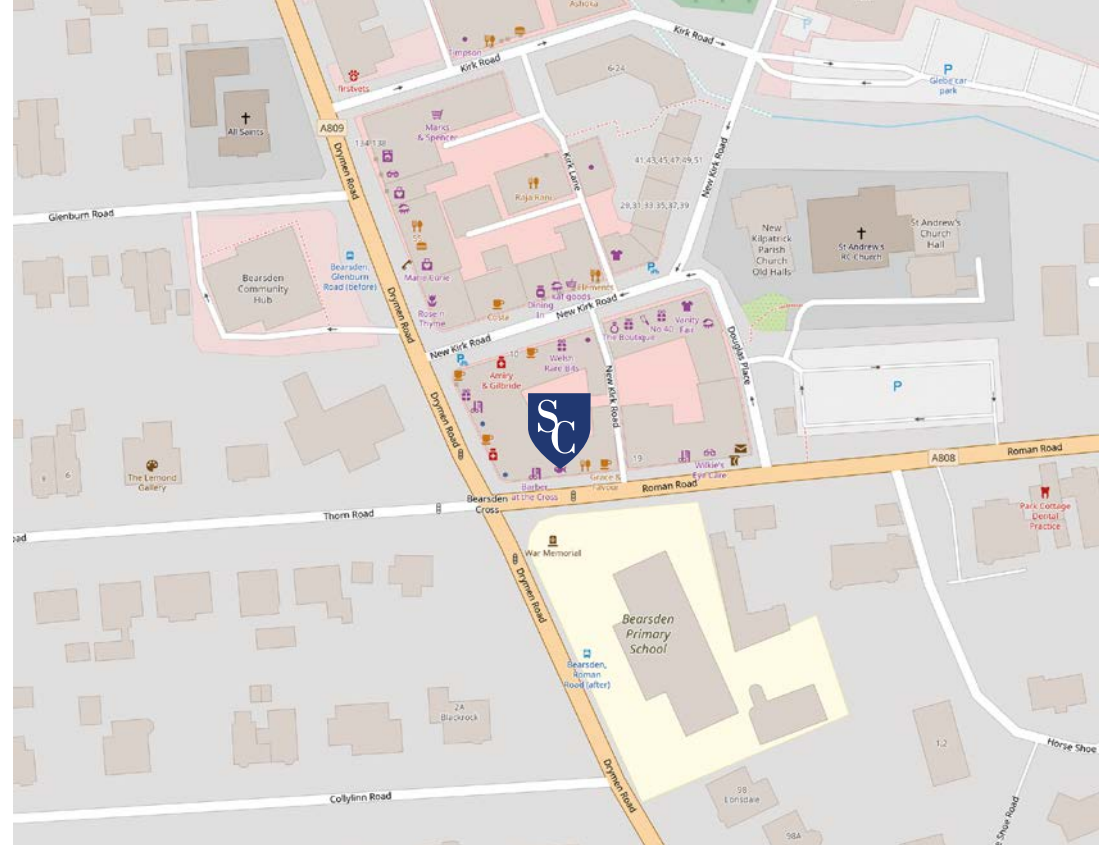
There is space for a small amount of customer seating on the ground floor at a stylish marble window table. The main seating area is on the mezzanine level, accessed via an attractive staircase with glass balustrade overlooking the ground floor. This area can accommodate approximately 26 covers and there is stylish banquet seating along 2 walls as well as a waiter station with space for coffee machine, drinks fridge etc.

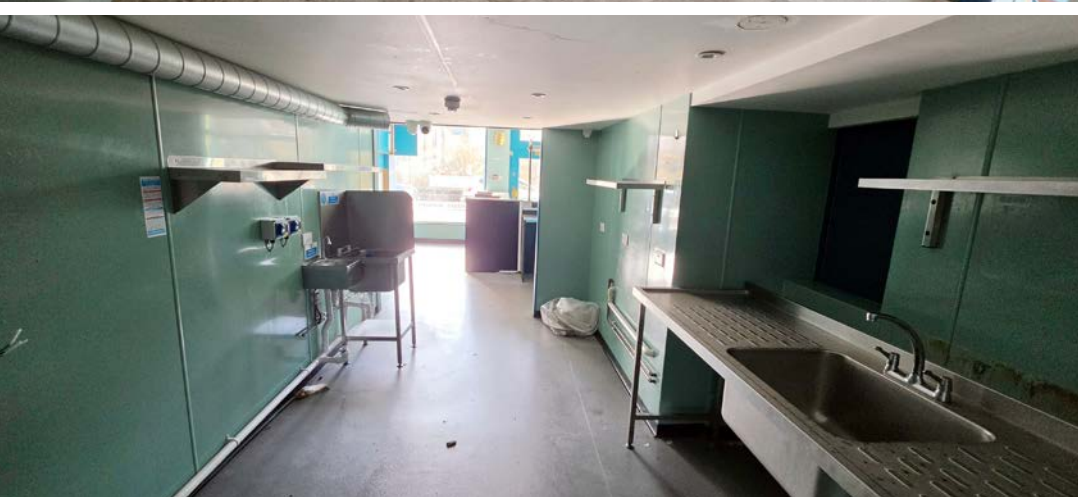
## ANCILLARY AREAS

A back kitchen area provides ample space for further catering equipment, further storage and prep areas, fridges etc, as well as a separate dishwash area.

Customer toilets are provided with 2 cubicles as well as a separate disabled toilet.

There are various ancillary storage areas as well as a secure, external storage shed in the rear yard area.





## SIZE

We understand the subjects have the following approximate areas:

|               |                |                    |
|---------------|----------------|--------------------|
| Ground:       | 59 Sq M        | (636 Sq Ft)        |
| Mezzanine:    | 25 Sq M        | (273 Sq Ft)        |
| <b>Total:</b> | <b>84 Sq M</b> | <b>(909 Sq Ft)</b> |

## FIXTURES AND FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements.

## BUSINESS RATES

The subjects are entered into the current valuation roll as having a rateable value of £23,250.

## LICENSES

The property previously held a premises licence however this was surrendered by the previous tenant. It is felt that there is potential to obtain a new licence, subject to approval by the local licensing authority.

## TENURE

Our client is willing to offer a fresh FRI lease of negotiable terms and duration and we are seeking initial rental offers of £20,000 per annum.

## EPC

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

## 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

Jonathan Clough

07500 700 283 • 0141 404 0087

jonathan@smithandclough.com

Smith & Clough  
BUSINESS ASSOCIATES

**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 outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

**DATE OF PUBLICATION:** MARCH 2026

All plans are indicative only - not to scale

MAP © OpenStreetMap contributors

