



SAPORI D'ITALIA

1102 CATHCART ROAD • MOUNT FLORIDA • GLASGOW • G42 9EG

Smith &
Cough
BUSINESS ASSOCIATES

SAPORI D'ITALIA

- Outstanding Restaurant & Bar Opportunity
- Prominent South Side trading position adjacent to Hampden Park Stadium
- Within vibrant commercial & densely populated residential area. Close to new Victoria Development (400+ homes)
- Recently completely refurbished to a high standard
- Approx 24 covers plus corner pavement terrace (16 covers)
- Sales circa £6k p/w with short hours (Wed-Sun only: 4:30pm-8:30pm last orders)
- Huge potential to increase sales. Extend hours, introduce deliveries etc
- EPC rating D

Leasehold offers over
£55,000



LOCATION

The subjects benefit from a highly prominent trading position on the corner of Cathcart Road and Bolton Drive, within the Mount Florida area in Glasgow's vibrant south side, approximately 2 miles from the City Centre.

The business enjoys an enviable trading position adjacent to Hampden Park Stadium which is home to the Scotland national football team, as well as the semi-finals and finals of most of the Scottish Cup and League Cup games, as well as playing host to many large concerts throughout the year. Events in 2026 have included Take That, Metallica and Calvin Harris bringing thousands of fans to the area.

Mount Florida benefits from the adjoining suburbs of Battlefield and Langside, and is a popular and densely populated residential area characterized by its attractive traditional sandstone tenement properties and is popular with families, young professionals and students. Cathcart Road benefits from high levels of footfall and passing traffic and is a hive of activity both day and night with many surrounding retail operators and offices as well as bars, restaurants and coffee shops.

The subjects benefit from excellent transport links with regular bus services to the City Centre, as well as being about a 2-minute walk from Mount Florida Railway Station.

THE PROPERTY

The subjects comprise part ground floor and basement of this traditional, 4-storey, blonde sandstone tenement property all under a pitched tiled roof.

DESCRIPTION

The subjects are accessed via a double doorway in the corner of the property and benefit from a pavement seating terrace on each side providing seating for 16 customers, with attractive awnings and balustrades.





The subjects have recently undergone a complete refurbishment and have been designed and fitted throughout to a high standard in a traditional, trattoria style, whilst retaining many original features including exposed stone walls, original wooden floor and high ceilings. Internally the subjects are set up to seat approximately 24 customers by way of stylish fixed banquet seating, loose tables and chairs, as well as high tables and chairs and some bar seating.

To the rear of the premises there is a custom-built, fully fitted, bar servery as well as a counter area overlooking the open plan 'theatre style' kitchen which is fully equipped with all new equipment.

ANCILLARY AREAS

- Fully fitted commercial kitchen
- Separate dishwash area to rear
- Accessible customer toilet
- Large basement with walk in chill, fridges, freezers & storage

THE BUSINESS/OPPORTUNITY

Our clients are the landlords of the property and had originally established Sapori d'Italia from these premises approximately 15 years ago, however the premises have been leased out for the last 10 years under a different trading name. Our clients took the property back last year and decided to reestablish Sapori d'Italia, however, always with the intention of getting it set up and then leased out to a new operator, given their other commitments.

The business reopened in December 2025 and even in this short time has been an extremely welcome and popular addition to the vibrant Mount Florida eating & drinking scene, and it enjoys a tremendous reputation for its laid-back Italian ambience, food and service, with a small, carefully curated menu featuring a selection of pasta dishes, antipasti, beers, wines and spritzes.



The business is currently predominantly family run and given that our clients are not local and have a young family, they run the business very much to suit themselves, only trading 5 days per week with short trading hours, and also don't maximise trading hours during most Hampden events. For the Metallica concert in July 2026 they did actually trade from 1pm-1am and took approx. £5000 for one day's trading.

Our clients also choose not to offer any sort of delivery service, which is another area which offers huge growth potential. The subjects offer excellent transport links throughout Glasgow but Mount Florida itself and the surrounding suburbs of Battlefield and Langside etc are densely populated residential areas and have benefited further from the nearby Victoria Infirmary which has created over 400 new homes.

There is also potential to increase the menu and add in pizzas for example, or a new owner may decide to offer a completely different cuisine style, however there is no doubt that this is a tremendous opportunity for a new owner operator to take on these newly refurbished premises, that are trading exceptionally well but still offer huge growth potential.

TRADING HOURS

Closed Monday/Tuesday

Wednesday – Sunday: 4:30pm-10pm (8:30pm last orders)

TRADING INFORMATION

We have been advised that the business currently turns over approx. £6000 per week gross, however as mentioned above there is substantial scope to increase this further.

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



FIXTURES AND FITTINGS

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

BUSINESS RATES

The subjects are entered in the current valuation roll as having a rateable value of £7,100 and are therefore eligible for zero rates.

LICENSES

The business trades with the benefit of a premises licence for both on and off sales, and is licensed until 1am on Fridays and Saturdays, and midnight; Sunday-Thursday.

TENURE

Our clients are willing to offer a fresh, full repairing and insuring (FRI) lease of negotiable duration and are seeking an initial rental of £23,000 per annum.

EPC

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

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.



HAMPDEN
PARK

VIEWING & FURTHER INFORMATION

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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.

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