



Mr MacGregor's

679A Clarkston Road, Glasgow, G44 3SE

Smith &
Cough
BUSINESS ASSOCIATES

Mr MacGregor's

- Fantastic neighbourhood restaurant & café/bar opportunity
- Situated within popular & vibrant south side suburb
- Within busy retail parade in busy commercial & residential area
- Surrounding occupiers include Derby Café, Catch, Corum
- Completely refurbished in 2020. c.£220k fit out
- Circa 34 covers plus pavement seating
- Strong historic levels of turnover & profits

LEASEHOLD
OFFERS INVITED



LOCATION

The subjects are situated within a busy retail parade and benefit from a prominent trading position on the east side of Clarkston Road, within the desirable suburb of Netherlee in East Renfrewshire, which lies approximately 5 miles south of Glasgow City Centre. Clarkston Road forms part of the B767, and is the main arterial route providing access to the city centre travelling north, and various areas of the south side travelling south, with nearby suburbs including Muirend, Giffnock and Clarkston.

The surrounding area is a densely populated residential area, and this stretch of Clarkston Road is a busy commercial area with a number of retail parades providing a good range of predominantly local retail operators serving the surrounding area. Surrounding operators include The Derby Café, Catch, Private Medical Rooms, Clarkston Cycle Centre, Corum, Bellini footwear, Scots Pharmacy, McSparran & MacCormack Solicitors and Victoria's Boutique.

The subjects are located adjacent to Netherlee Primary School, and other nearby amenities include Linn Park, Netherlee Library and Pavilion.

The subjects benefit from plentiful, free, on-street parking as well as a free car park adjacent. There are good public transport links with regular bus services on Clarkston Road, as well as being a short walk from Muirend railway station.

THE PROPERTY

The subjects comprise part ground floor and mezzanine levels within this 3-storey, traditional, red sandstone property all under a flat roof.

DESCRIPTION

The subjects are accessed directly from Clarkston Road via a doorway positioned to the right-hand side of the large display frontage with prominent signage and retractable electric awnings above, covering the pavement seating terrace.

The premises were completely refurbished in 2020, at a cost of circa £200,000, and the entire premises have been designed and fitted to an exacting standard with high quality finishings throughout. The premises also benefit from air conditioning and CCTV system throughout.

The dining area can accommodate approximately 34 covers by way of banquet leather seating as well as a stylish and eclectic mix of loose tables and chairs. A large bar counter runs along the back of the dining area with an attractive bar gantry to the rear, as well as a range of equipment including the coffee machine, EPOS till system, glass wash and display fridges. There is also a chilled cake display cabinet positioned in the dining area.

ANCILLARY AREAS

- Fully fitted commercial kitchen
- Male & Female toilets
- Staff toilet & cloakroom
- Mezzanine storage areas with ice machine, fridges and freezers etc
- Various ancillary storage areas

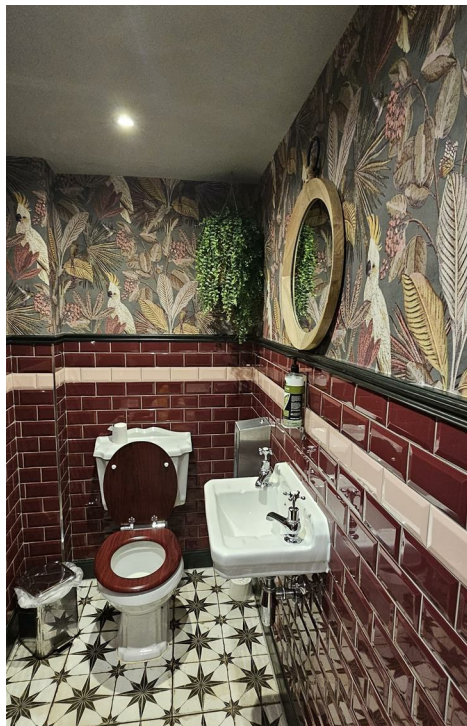
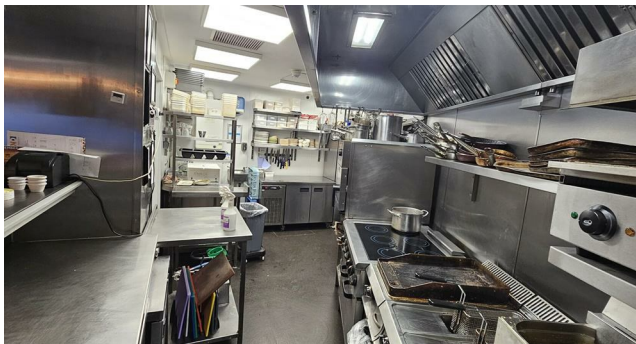
THE BUSINESS

Our clients established Mr MacGregor's in August 2020 after undertaking an extensive refurbishment of the property, to create the stunning premises that exist today.

The business has only recently ceased trading however had built up an excellent reputation for its food and service and benefitted from a loyal and regular clientele with lots of locals from Netherlee and the surrounding suburbs including Muirend, Giffnock and Clarkston, as well as benefitting from the nearby businesses and amenities including Netherlee primary school, and good levels of passing trade.

The business catered for a good mix of clientele whether it was just for coffee and cake after school drop off, a business lunch or a full evening meal, and was also popular for functions and private dining.





The business offered a number of menus including breakfast & brunch, a la carte, 2 or 3 course market menu, Sunday Roast and childrens, as well as offering an extensive wine and cocktail menu, and a Gin Emporium menu.

It is felt the sale represents a tremendous opportunity for a new owner-operator to take on these stunning premises at a fraction of the fit out cost, in an enviable trading position, and the premises lend themselves to a range of café, bistro, restaurant and bar concepts, including continuing with Mr MacGregor's which has strong historic levels of turnover and profits.

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 £19,750.

LICENSES

The business trades with the benefit of a premises licence.

TENURE

Our clients are willing to offer a fresh FRI lease on negotiable terms and duration and are seeking an initial rental of £26,000 per annum, subject to 5-yearly reviews.

EPC

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

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

0141 404 0087 | 07500 700283

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 without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

Date of publication: 26th August 2026

