



THE OLD FISH BAR

74 COUSTONHOLM ROAD • SHAWLANDS • GLASGOW • G43 1TZ

Smith &
Cough
BUSINESS ASSOCIATES

THE OLD FISH BAR

- Fantastic Hot Food Takeaway/ QSR/Café/Bistro/Bar Opportunity
- Traded as fish & chip shop for over 100 years before opening as a bar/bistro in 2023
- Desirable Shawlands trading position within densely populated residential & commercial area
- Nearby operators include Dominos, Kilmurray & Co, ORO & JD Wetherspoons
- Recently refurbished to a high standard
- Benefits from premises license and fitted kitchen to rear
- Easily converted back to fish & chip shop/takeaway but would suit variety of concepts
- Great opportunity for first time buyer or existing operator
- Eligible for zero rates
- EPC Rating G

Leasehold

Offers over £25,000



LOCATION

The subjects benefit from a prominent trading position within a retail parade on Coustonholm Road, which lies just off Kilmarnock Road, within the popular Shawlands area, which lies within Glasgow's vibrant south side, approximately 2 miles from Glasgow City Centre. Kilmarnock Road is an extremely well-travelled thoroughfare, and forms part of the A77, which links the City Centre to the M77 motorway via Giffnock and Newton Mearns.

Shawlands is a desirable and densely populated residential area, characterised by traditional tenement style properties, and is home to a good mix of families, young professionals and students.

Shawlands is a hive of activity both day and night, with a good mix of retail, offices, cafes, bars and restaurants, and is a popular licensed circuit. Surrounding office occupiers include Kilmurray & Co, Newlands Bakery, Domino's Pizza, The Granary and ORO. The subjects also benefit from their close proximity to Shawlands Arcade Shopping Centre which is home to Sainsbury's, Card Factory, Boots and Wetherspoons to name a few.

The subjects are easily accessed with good road links and plentiful on-street car parking, as well as benefitting from the close proximity of Pollokshaws East, Shawlands and Crossmyloof Railway Stations.

THE PROPERTY

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

DESCRIPTION

The subjects are accessed directly from Coustonholm Road via a doorway positioned to the left-hand side of the large display frontage with prominent signage and attractive awning

above. The subjects also benefit from an electric security shutter.

Internally, the premises were completely refurbished in 2023 to convert what was a traditional fish & chip shop/café into these stylish bar/bistro premises. The premises have been designed and fitted to a high standard and at the same time have revealed original features such as exposed brickwork and high ornate ceiling, which gives the premises a grand, stylish feel.

The premises are currently fitted out with stylish leather banquet seating along the right-hand side, alongside loose tables and chairs which can accommodate approximately 10 customers, with a standing area to the left-hand side. A stylish bar/server counter is positioned to the rear of the premises, with undercounter refrigeration and a large gantry to the rear.

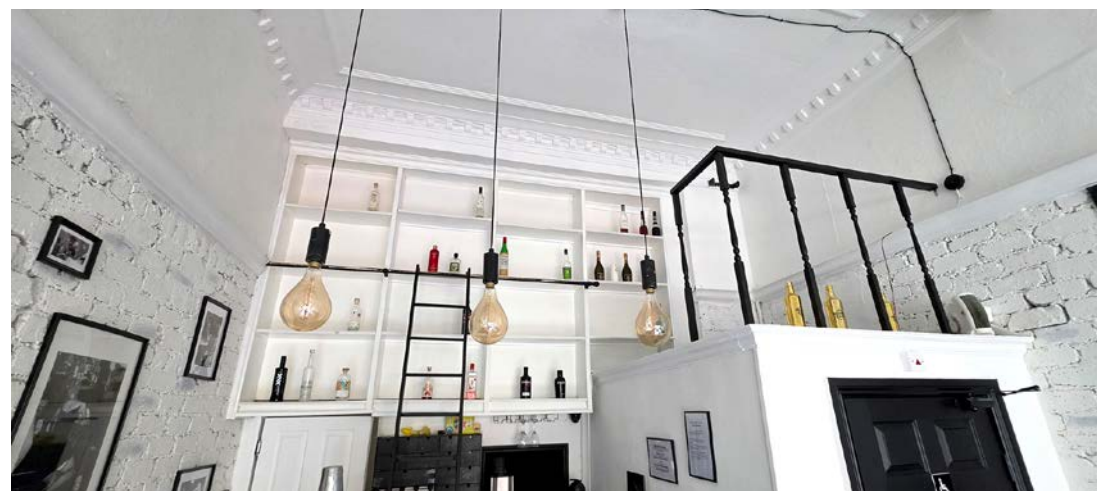
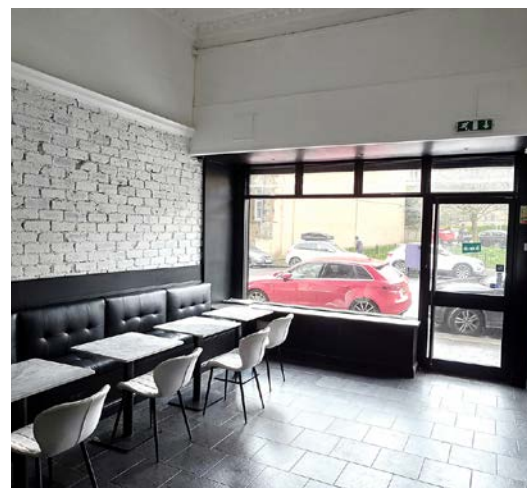
ANCILLARY AREAS

To the rear of the premises there is a well fitted kitchen area with 2 separate extraction canopies and a range of equipment including a commercial oven, microwave, fryer, dishwasher, glasswasher as well as a number of stainless-steel workbenches with undercounter refrigeration. The subjects also benefit from a mezzanine storage area which also provides 3 chest freezers. There is a customer (disabled friendly) toilet within the premises as well as a staff toilet in the adjoining close.

THE BUSINESS/OPPORTUNITY

The property has been in our client's family for over 40 years and previously traded as Guido's fish & chip shop, however the shop itself had traded as a fish & chip shop for over 100 years prior to its reincarnation as the Old Fish Bar which traded as a cocktail and seafood tapas bar.

It is felt that the property offers a great business opportunity and could easily be adapted to suit a range of concepts. It obviously has a long history as a fish & chip shop and it is felt that there is potential to revert to its previous use,





VIEWING & FURTHER INFORMATION

Jonathan Clough 07500 700 283 • 0141 404 0087 • jonathan@smithandclough.com

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 APRIL 2026

although it would also suit a number of takeaway and quick service restaurant concepts, a café or bistro, or even continuing in its current bar format.

FIXTURES & 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 in the current valuation roll as at 1st April 2026 as having a rateable value of £6,600, and are therefore eligible for zero rates.

LICENSES

The business trades with the benefit of a premises licence.

TENURE

Our clients are willing to offer a fresh, full repairing and insuring (FRI) lease of negotiable terms and duration and are seeking an initial rental of £25,000 per annum.

EPC

A copy of the energy performance certificate (EPC) 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.

