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GYRO GYRO

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Smith & Cough
BUSINESS ASSOCIATES

GYRO GYRO

- Fantastic hot food takeaway opportunity
- Within busy residential area with strong delivery catchment area and excellent transport links
- Prominent trading position within retail parade with good mix of local operators
- Recently completely refurbished to high standard throughout
- Customer car park to front
- Close to amenities including Golden Jubilee Hospital and Goldenhill Park
- Strong trading levels with huge growth potential
- Great opportunity for first time or existing operator
- Eligible for zero rates
- EPC rating pending

Leasehold

Offers over £45,000



LOCATION

The subjects occupy a prominent trading position on Cochno Road within a busy retail parade in the popular Hardgate area of Clydebank, West Dunbartonshire. The property benefits from strong roadside visibility and frontage within a well-established mixed residential and commercial locality. The subjects benefit from ample customer car parking to the front and side of the property.

Hardgate is a densely populated suburb situated approximately 2 miles north-west of Clydebank town centre and around 10 miles west of Glasgow city centre. The area is well served by local amenities, schools and community facilities, and also benefits from its close proximity to the Golden Jubilee Hospital.

The location benefits from excellent transport connectivity allowing for a strong delivery catchment area with convenient access to Great Western Road (A82), providing direct links to Clydebank, Dumbarton and Glasgow. Singer and Dalmuir railway stations are also within easy reach, offering regular rail connections throughout the wider Glasgow area.

THE PROPERTY

The subjects are situated within this single storey, purpose built, retail parade, all under a flat roof.

DESCRIPTION

The subjects are accessed via a door positioned to the left-hand side of the large display frontage with prominent signage above.

Internally, the subjects have only recently been completely refurbished by our client and they have been designed and fitted to a high standard throughout. The front section of the shop benefits from 3 self-ordering kiosk systems allowing for efficient and cost-effective order placement, and there is also display drinks fridge for customer self-service.

To the rear of the counter you will find the cooking area with newly installed extraction canopy and a range of equipment including 2 griddle plates, double fryer, fridges and freezer as well as the delivery app terminals.

ANCILLARY AREAS

The back shop area provides storage shelving, double sink, and other equipment includes chest freezer, fridge, microwave and heated gantry for keeping orders warm. There is also a staff toilet to the rear.

THE BUSINESS/OPPORTUNITY

The sale of Gyro Gyro offers a fantastic opportunity for someone to take on these newly refurbished takeaway premises with an exciting new business still very much in its infancy, which offers tremendous growth potential. Our client's main business is in Greek wholesale supply and their business model and area of expertise is setting up businesses and then selling them on with a view to hopefully continuing to supply them however this is not a requirement should a new owner wish to go in a different direction.

The business has quickly established a strong reputation in the area with an ever-expanding customer base, and benefits from being the only Mediterranean/Greek takeaway within a 5 mile radius we understand. The business serves a good selection of Greek food with a range of starters, gyros kebabs, pita wraps, loaded fries etc, as well as burgers, and also does a range of Greek desserts and soft drinks.

The business currently only trades 4pm-11pm, 7 days, so it is felt there is huge potential to increase the opening hours.

The business is run completely by staff making for a straightforward handover for a new owner however it is felt that the business would benefit from a more hands on owner operator who can concentrate fully on the business. The subjects could easily be adapted to suit another style of takeaway should a new owner wish.





TRADING INFORMATION

Further trading information can be provided to interested parties upon request.

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.

RATES

The subjects are entered into the current valuation roll as having a rateable value of £5,500 and are therefore eligible for zero rates.

TENURE

The subjects are currently held on a new 10-year FRI lease from 2nd April 2026 with a current passing rental of £10,800 per annum and is not subject to review during the term of this lease. There is a tenant only break clause in April 2031.

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.

Smith & Clough
BUSINESS ASSOCIATES

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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