



GYRO HERO

15 RANNOCH DRIVE • BEARSDEN • GLASGOW • G61 2JW

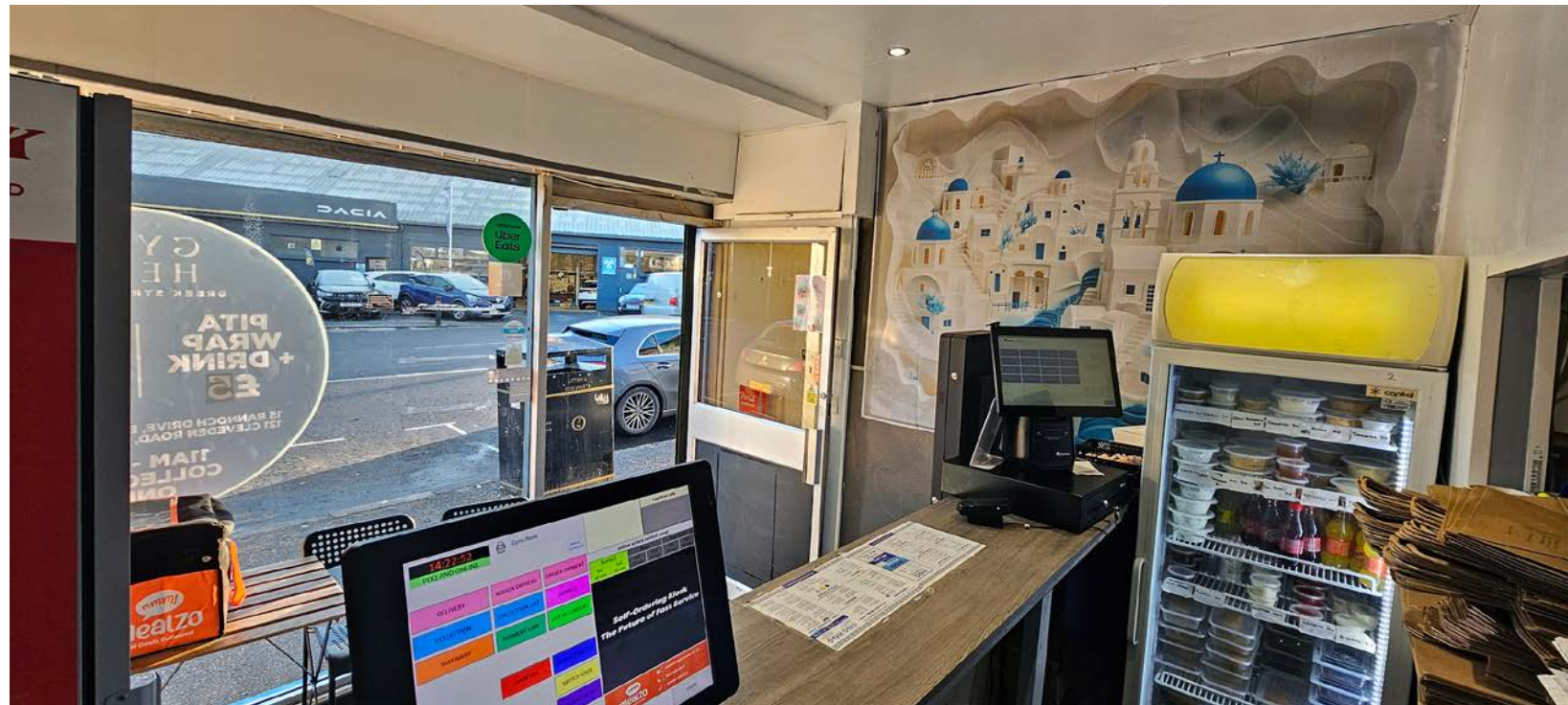
Smith &
Cough
BUSINESS ASSOCIATES

GYRO HERO

- Extremely well performing & reputable hot food takeaway opportunity
- Prime trading position within busy retail parade
- Within a densely populated residential area in affluent suburb
- Good tenant mix of local operators and across from Arnold Clark garage
- Close to many amenities including West of Scotland Science Park & Garscube Sports Complex
- Turnover in excess of £12,000 per week with strong profit levels
- Large delivery catchment area
- Eligible for zero rates
- EPC rating pending

Leasehold

Offers over £80,000



LOCATION

The subjects benefit from an enviable and highly prominent trading position within a busy retail parade on Rannoch Drive, which sits just off Maryhill Road within the highly desirable and affluent suburb of Bearsden which lies approximately 5 miles northwest of Glasgow.

Situated in a popular neighbourhood parade, the business enjoys a prominent trading position within a well-established residential area. The surrounding catchment provides strong levels of local custom, with nearby schools, amenities and public transport links contributing to steady footfall throughout the day. The location benefits from convenient on-street parking and provides easy access to main routes through Bearsden and the north and west of Glasgow, making it well placed to serve both passing trade, repeat local customers as well as benefitting from a strong delivery catchment area. This setting makes the premises ideal for a successful hot food takeaway operation.

THE PROPERTY

The subjects form part of a retail parade and comprise part ground floor & attic of this single storey, purpose-built property under a pitched roof.

DESCRIPTION

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

The premises have recently been refurbished and refitted by our client at a cost of circa £45,000 and have been well designed and fitted.

The front shop area is home to a customer waiting area with the serve over counter to the rear with 2 EPOS till systems, as well as a state of the art, self-ordering kiosk system. There is also a display drinks fridge for customer self-service. To the rear of the counter there is a display fridge with toppings, dips & sauces.

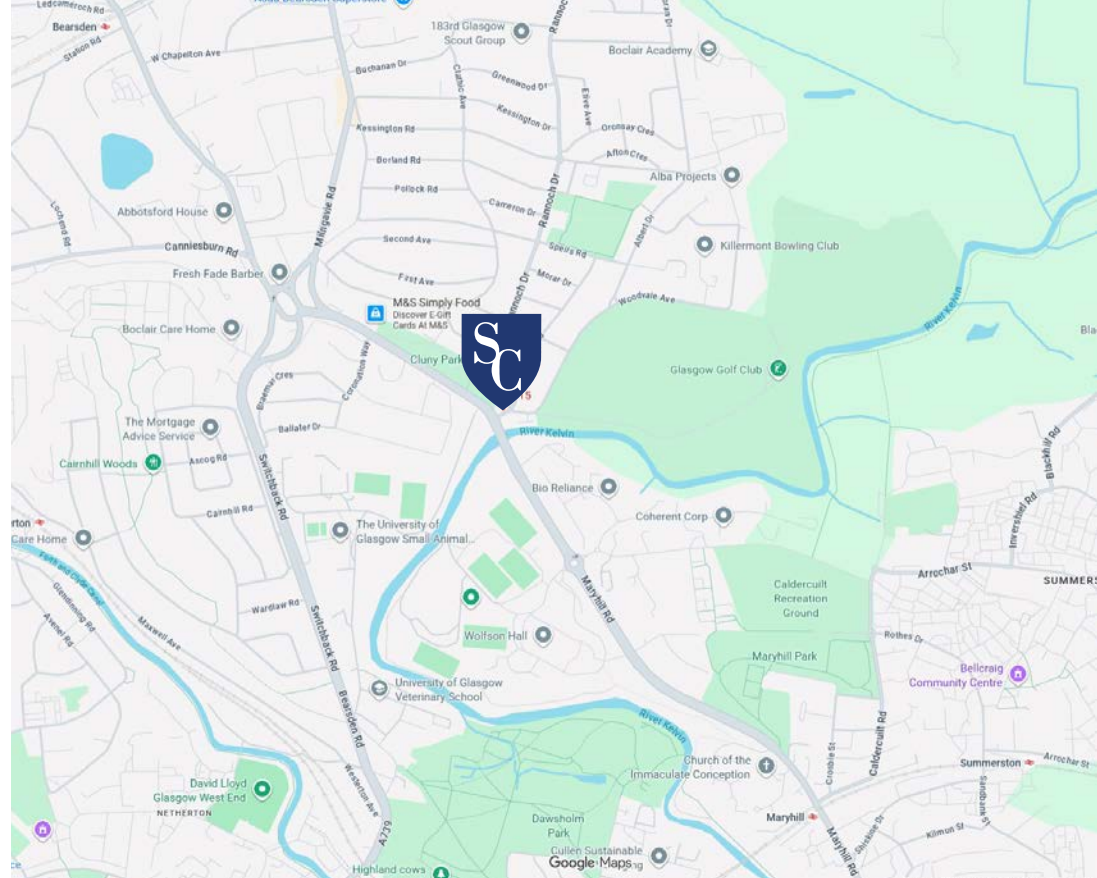
ANCILLARY AREAS

The back shop area is home to a fully fitted kitchen with a range of equipment including a double fryer, griddle and 3x commercial microwaves. There are stainless steel workbenches for prep, storage shelving as well as a number of fridges and freezers, double sink and hand basin. To the rear of the premises there is a staff WC and cloakroom area.

THE BUSINESS/ OPPORTUNITY

This sale represents an outstanding opportunity to take on these newly refurbished takeaway premises which benefit from a prime trading position in Bearsden, within a densely populated and affluent residential area as well as an excellent surrounding catchment area with good transport links providing easy access to Bearsden, Milngavie, as well as the west end and north of Glasgow. The business also benefits from nearby schools including Boclair Academy.

Our client only established Gyro Hero in March 2025, however in this time the business has quickly established an excellent reputation and a strong customer base. 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 6 days a week (closing Sunday), and trades Monday to Friday: 11am-9:30pm and Saturday/Sunday: 3pm-9:30pm.

The business is run completely by staff making for a straightforward handover for a new owner but also allows for further profitability for a more hands on owner operator.

TRADING INFORMATION

We have been verbally advised that the business turns over in excess of £12,000 per week gross with strong levels of profitability. Further trading information can be provided to interested parties after formally viewing the business.

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 £7,300 and are therefore eligible for zero rates.

TENURE

The subjects are currently held on a 10-year FRI lease from 13th March 2025 with a current passing rental of £15,000 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

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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: NOVEMBER 2025

All plans are indicative only - not to scale

