



Pauls Fast Food

12 Drumchapel Road, Glasgow, G15 6QE

Pauls Fast Food

- Long established & well performing fish & chip shop
- Been in same family since 1968, Retirement sale
- Prominent trading position within busy retail precinct
- Situated within densely populated residential area
- Designed & fitted to a high standard including modern 3-pan frying range
- Turnover approx. £8k-£9k per week gross
- Evening hours only. Potential to increase
- EPC rating pending

Leasehold Offers over
£95,000
Freehold Offers considered



LOCATION

The subjects occupy a prominent trading position within a busy retail precinct on Drumchapel Road within the established Drumchapel area of Glasgow. Surrounding occupiers comprise a good mix of mainly local occupiers including a pub, barbers, convenience store, takeaways and a bookmaker, ensuring good levels of footfall throughout the day and evening.

Drumchapel is a densely populated residential suburb situated approximately 7 miles north-west of Glasgow City Centre and benefits from a good level of local amenities and public transport links.

The surrounding area is predominantly residential, providing an established local customer base, whilst the subjects are well positioned to serve both passing trade and the surrounding community. The location also provides convenient access to the wider Glasgow road network, including the A82 and M8 motorway, offering good connectivity to Glasgow City Centre and the surrounding areas.

THE PROPERTY

The subjects comprise part ground floor of this single storey, purpose-built retail parade, all under a flat roof. The subjects benefit from a customer car park to the rear as well as surrounding on street parking.

DESCRIPTION

The subjects are accessed via a doorway to the left-hand side of the large display frontage with prominent backlit signage above. The subjects benefit from electric security shutters to the front and rear.

Internally, the subjects have been designed and fitted to a high standard in a fresh, modern style. A large, stainless steel, L-shaped counter serves

incorporates a modern, 3-pan Hopkins frying range as well as a pizza prep/toppings counter. To the rear of the counter there is a range of other equipment including a twin deck pizza oven, a griddle/hot plate, a bain-marie, as well as a number of stainless steel fridges and drinks fridges. There are 3 flat screen televisions as well as the till system and delivery app terminals.

ANCILLARY AREAS

The subjects benefit from a good-sized back shop area which benefits from delivery access from the rear yard area. The back shop is home to the potato storage and preparation area with peeler & chipper machines, additional fridges and freezers, as well as a washing machine. There is also a staff toilet.

SIZE

We understand that the premises have a ground floor area of approximately 57 SqM (610 SqFt).

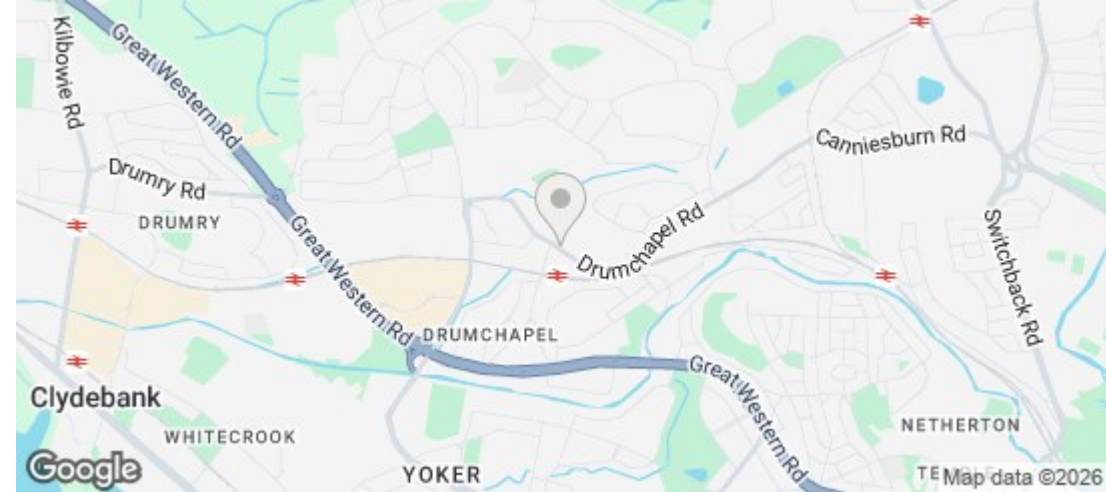
THE BUSINESS

The business has been in our client's family since 1968, with our client running it for the last 20 years, so the business is therefore extremely long established and something of a local institution.

The business enjoys a strong reputation and has a loyal and regular customer base with lots of locals and regulars and has strong delivery service to the local area and surrounding suburbs including Knightswood, Whiteinch, Milngavie and Clydebank etc.

The business sells a good selection of traditional fish & chip shop products as well as freshly made pizzas, burgers, hot dogs, baked potatoes, paninis, salads etc and a selection of soft drinks.

The business benefits from its own website





www.paulsfastfoods.co.uk which can be used for delivery and collection orders.

The business trades 7 days a week, 4pm-10:15pm (11:15pm Fri/Sat), so there is potential for a new owner to introduce lunchtime opening hours should they wish.

TRADING INFORMATION

We have been advised that the shop turns over approximately £8000-£9000 per week gross.

Full 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 £8,200 and are therefore eligible for zero rates.

TENURE

Our clients are prepared to offer a fresh, full repairing and insuring (FRI) lease of negotiable terms and duration and are seeking initial rental offers in excess of £18,000 per annum.

Freehold offers may be considered.

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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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.

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