

# Business FOR SALE

 71 St. Georges Road,  
Charing Cross, G3 6JA

- Prominent main road location
- Option to purchase or lease property
- Rare self-employment opportunity
- High profit margin
- Current turnover c. £154,000
- Yearly net profit c. £77,000
- Potential for rates exemption

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PROPERTY CONSULTANCY

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Viewing by appointment with the sole letting/selling agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

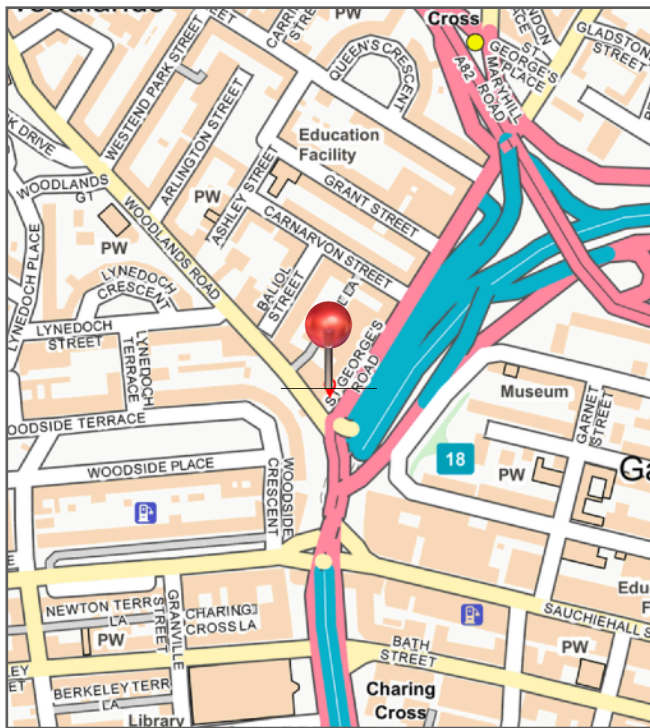
0141 291 5786



## Location

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The town sits approximately 50 miles west of Edinburgh and connects the central belt via the M8 motorway network.

The property is located on the west side of St. Georges Road, at its junction with Woodlands Road to the west of the city centre, fronting on to the M8 Motorway. St George's Cross Underground Station is a short walk to the north whilst Charing Cross Railway Station is located nearby to the south. The property benefits from high volumes of passing vehicles.



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## Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area and storage	46.87	505
Basement	Storage	46.15	497
<b>TOTAL</b>		<b>93.02</b>	<b>1002</b>

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

## Description

The subjects comprise a mid-terraced retail unit on the ground floor of an attractive red sandstone tenement style building. The B-listed building, arranged over 5 floors, was constructed in circa 1900 and sits under a pitched and slated roof. The building offers retail space on the ground floor and basement, with residential accommodation above.

The property is accessed via a recessed entrance way which leads into the main sales area which is open plan. A separate storage area is accessed off the main sales area which includes a kitchenette and WC to the rear. Due to the height of the ceiling this area benefits from a mezzanine which provides additional storage space.

The ceilings in the main sales area are of suspended tile which incorporate fluorescent strip lighting. The walls are painted and covered in fixtures and fittings to display stock. The floor is of a solid nature and is covered in laminate and carpet. Access to the basement is gained close to the entrance to the front of the shop. The basement is used for storage and benefits from a WC.

## Trading Information

A.S. Electrics is a domestic appliance repair centre and hardware sales store. The business has been owner occupied since 1984 and is currently generating c. £3,000 per week in retail sales/services.

The current owners have decided to sell the business with a view to retire, thus creating an exciting self-employment opportunity. The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook. The bespoke service the current owners provide is reflective of the success of the business and in turn, the return custom.

Full trading, profit and loss accounts will be made available to seriously interested parties post viewing stage. We have been advised that all fixtures and fittings are owned outright and included within the goodwill purchase price of £150,000.

## Tenure

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £14,500 per annum. Alternatively, our clients' may consider selling their heritable interest for £165,000 by way of a going concern. Stock will be in addition and at valuation.

## Particulars

Rateable Value	£8,600
EPC	A copy of the Energy Performance Certificate (EPC) is available upon request.
VAT	The subjects are not elected for VAT.
Legal Costs	Each party will be responsible for their own.
Entry	Available on completion of legal formalities.

