

TO LET

Traditional Café and Ice Cream Shop in Town Centre Location

**GRAHAM
SIBBALD**



Central Café

70 Cross Arthurlie Street, Barrhead, G78 1RP

Premium £140,000, Rent £25,000, Incentives Available, New Lease Proposed

Find out more at www.g-s.co.uk

- **Town Centre Location**
- **Excellent Opportunity**
- **Traditional Café and Ice Cream Shop**
- **Same Owners for past 60 Years**
- **Good Profitable Business**



INTRODUCTION

The Central Café in Barrhead is a family-run café that's been a local favourite since 1968. The Central Café were the Golden Cone (Scotland) winners in 2017, mostly renowned for their famous vanilla ice-cream from far and wide by generations of local customer's. When people talk of Barrhead, The Central Café is almost always mentioned. It's known for its traditional 1950s and 60s style, serving classic café style food and a dazzling selection of traditional sweets. The café is designed to create a warm and inviting atmosphere where people can sit back, relax, and enjoy quality food in a friendly environment.

The Central Café is situated in Barrhead, a town in East Renfrewshire located near Glasgow. Barrhead is a busy and growing community with a mixture of local businesses, shops, and residential areas, making the café conveniently located for many people. Its location allows it to attract a wide range of customers, including local residents & workers taking a break during the day. The Café does not currently offer a delivery service; however, it has an established phone ordering and collection service for hot food. This presents an opportunity for a new operator to develop a stronger online presence and expand into delivery services in the future. The Central Café presents an excellent opportunity for an enthusiastic owner, looking to take over a well-regarded, successful business with strong community ties.

THE PROPERTY

The Café offers; a ground floor premises with space for seating for around 22 covers, a servery counter, a customer toilet, storage spaces, staff toilet and a double garage to the rear.

TRADE

The business shows healthy profits and full accounts can be made available to interested parties after a formal viewing.

STAFF

All staff are subject to TUPE.

LICENCE

The café operates as a standard food and beverage venue and does not hold a premises licence.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Main Areas

- Entrance vestibule
- Main café seating area (22)
- Confectionary/Ice Cream Servery
- Main Service Counter

Service Areas

- Fitted Commercial Kitchen
- Food Prep Area
- Staff Toilet
- Customer WC
- Storage Space

Outside Areas

- Double garage



SERVICES

Mains gas, water and Electricity.

ENERGY PERFORMANCE CERTIFICATE

TBC

RATEABLE VALUE

Rateable Value £9,000 (1st April 2026)

TENURE

Leasehold

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.





PRICE

To let - Premium £140,000, Rent £25,000 - incentives available, new lease proposed.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

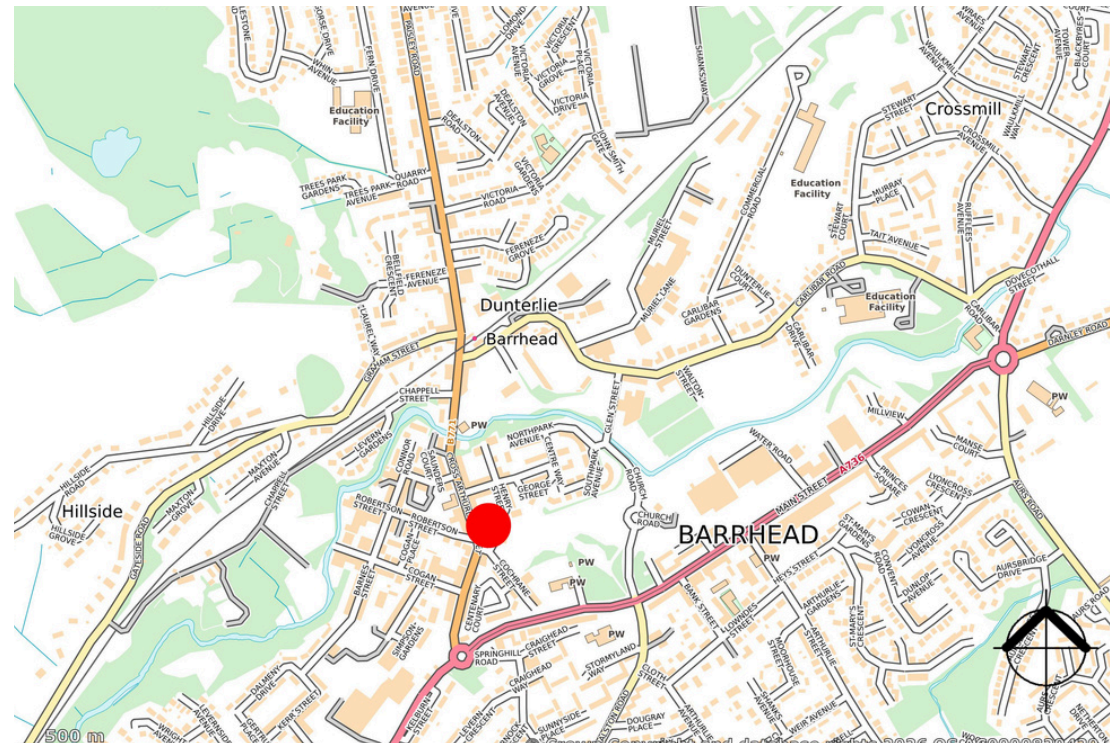
VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade and Business Agent
martin.sutherland@g-s.co.uk
07768 704 203

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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