

TENANCY OPPORTUNITY

- **Cafe Gia**
- **90 Cover Restaurant**
- **High Street Location**
- **1664 Shettleston Rd,
Glasgow,
G32 9AN**
- **Cafe - Restaurant - Catering - Bar**
- **FRI Leasehold Opportunity**
- **Projected Turnover Circa
£500-650K pa (ex VAT)**

CONTACT US

☎ 0131 220 5511

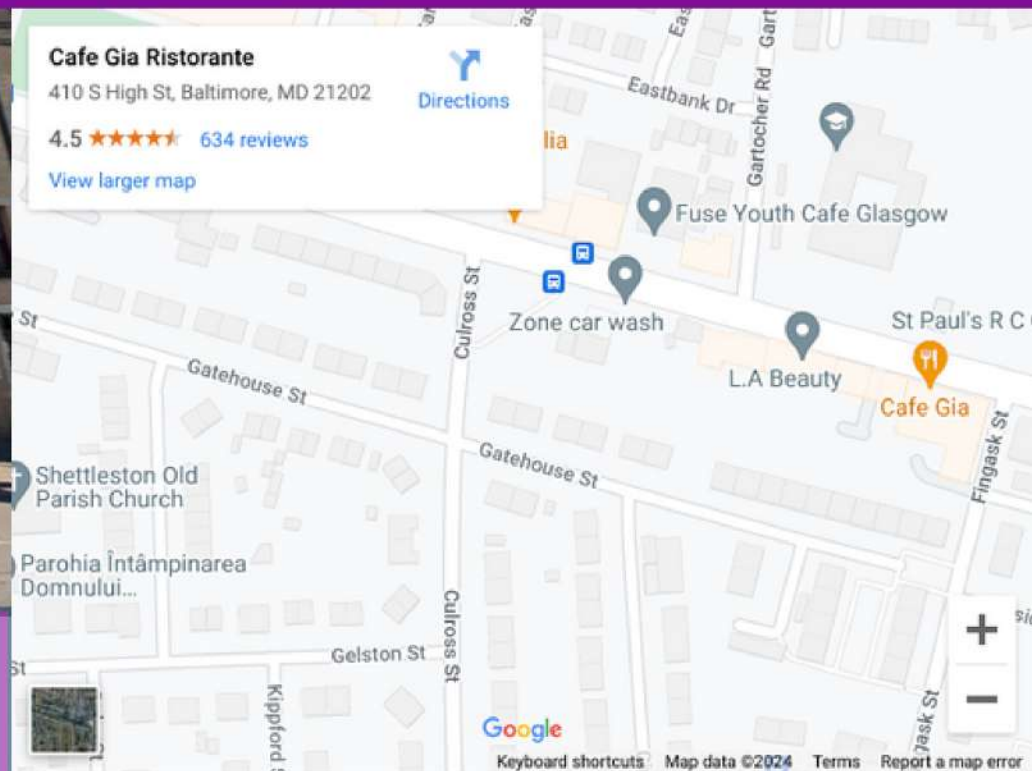
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LOCATION

1664 SHETTLESTON RD, GLASGOW



Café Gia has become an institution of the East End of Glasgow and has traded as a popular family run Italian eatery for 25 years. Enjoying an enviable High St location on the Old Shettleston Road, the venue enjoys high footfall throughout the course of its trading hours allowing scope to trade from early to late for a large and varied cross section of the community. Famed for excellent Italian style cuisine the business also excels in the sale of hot beverages, wine, beer and contemporary cocktails.

Finished to a high spec after a recent renovation, Café Gia is in excellent order throughout and is in 'move in condition'. Featuring a fresh, welcoming Restaurant and bar it also benefits from private parking to the rear and is also DDA Compliant.

The venue has excellent opportunities for the right operator who understands the needs of the local demographic and the target market. The potential clientele within the immediate surrounding area is heavily oriented to families with school aged children as well as older families, singles and elderly couples.

MORE INFO

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VENUE FEATURES

1664 SHETTLESTON RD, GLASGOW



➤ 90 Cover Restaurant / Trattoria / Bar / Cafe / Gelateria / Home Delivery

➤ Multi-Faceted Offering

➤ Wide Consumer Base

➤ High Footfall Location

➤ Recently Refurbished

➤ Live Entertainment

➤ Fully Equipped BOH & FOH Facilities

➤ Male/Female & Accessible WC

➤ Private Staff Parking & On Street Client Parking

➤ High Street Location

➤ Community Hub

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FINANCIALS

114-116 JOHN STREET, PENICUIK



- **Rent / Rates / Insurance - Circa £75,000 pa**
- **Projected Gross Turnover - Circa £500-650k pa* (ex VAT) with opportunity to grow**
- **Deposit - £10,000**
- **Estimated Working Capital - £10,000***
- **Estimated on Target Earnings Circa - £80,000***

• All values are forecast on estimates

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