



*Freehold commercial investment, established café tenanted and producing £7,500 PA; alternatively, could be purchased with vacant possession, located in the heart of Whiteinch, Glasgow*



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McEwan Fraser Legal is delighted to present an excellent opportunity to acquire a freehold commercial property in the popular and well-established district of Whiteinch, Glasgow. The property is currently let to a successful and popular café operator, providing an immediate income-producing investment.

The premises occupy a prominent position within a busy local parade, benefiting from strong footfall and excellent visibility. The tenant has established a well-regarded café business serving the local community, creating a stable and attractive investment proposition.

# THE CAFE



The property is currently generating a rental income of £7,500 per annum, with the tenant remaining in situ on a rolling contract allowing purchasers to benefit from an immediate return from completion. Alternatively, vacant possession is a possibility.

Whiteinch is a sought-after West End location with convenient access to Glasgow City Centre, the Clydeside Expressway, and a range of local amenities, making it an attractive area for both businesses and investors.



# THE KITCHEN



The property represents an ideal addition to an investor's portfolio, offering a straightforward commercial investment with an established tenant and proven trading location.

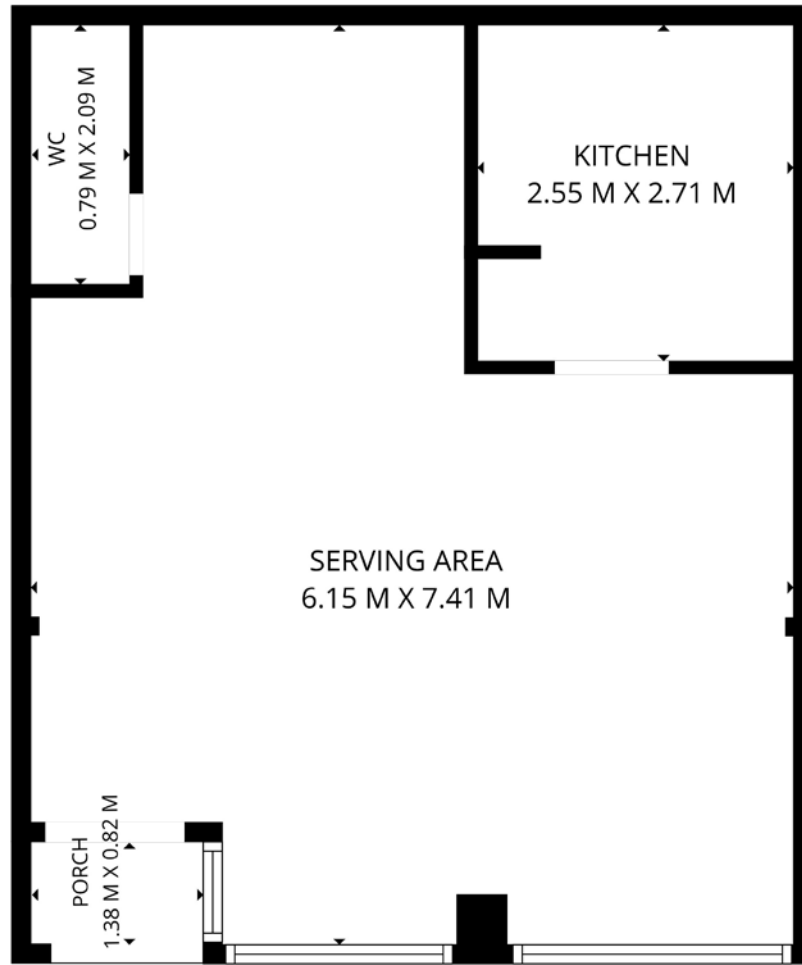
# EXTERIORS



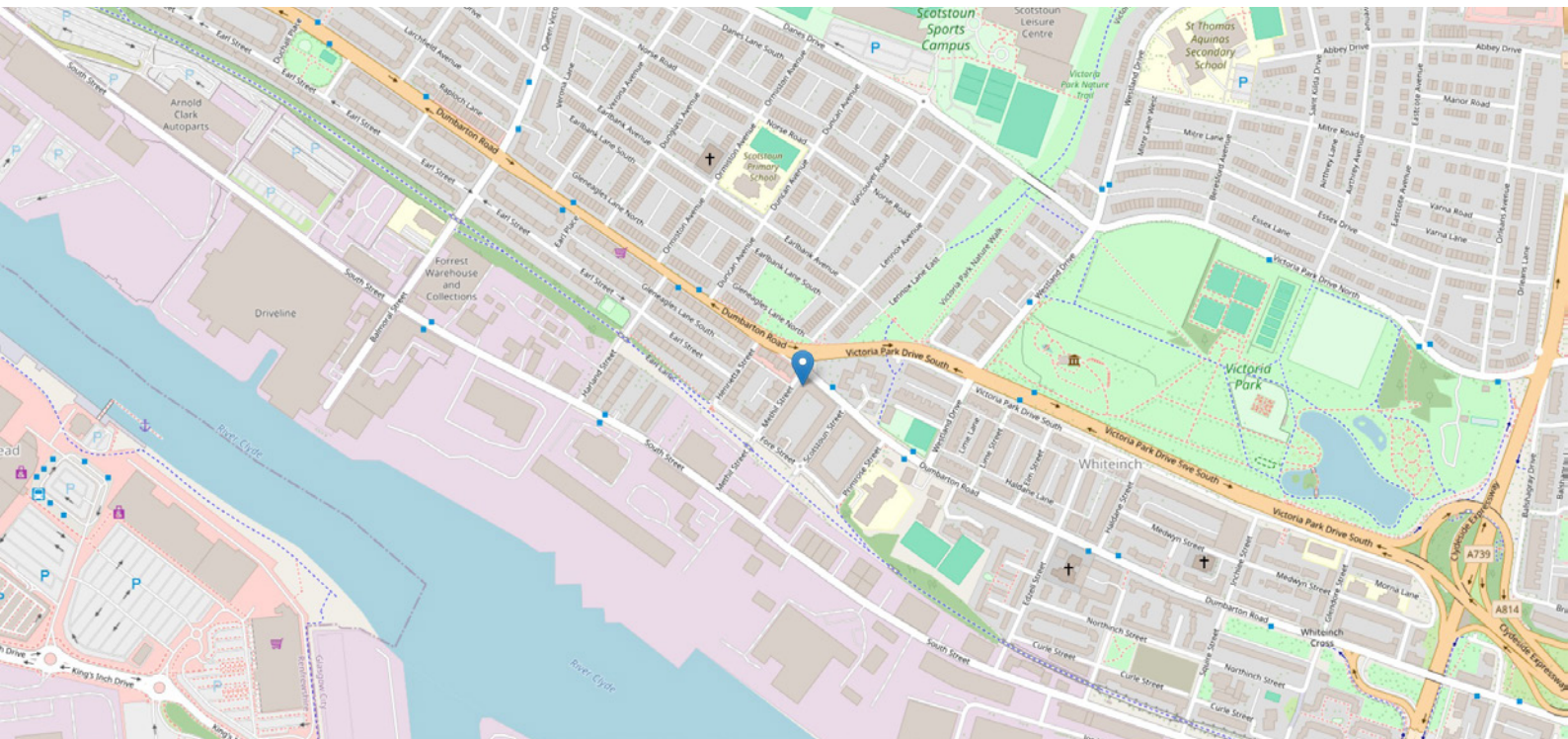
## Key Features:

- Freehold commercial property
- Established café business trading from the premises
- Tenant in situ or vacant possession
- Current rental income of £7,500 per annum
- Popular and well-connected Glasgow location
- Immediate income-producing investment
- Potential for future rental growth and capital appreciation

# FLOOR PLAN & DIMENSIONS

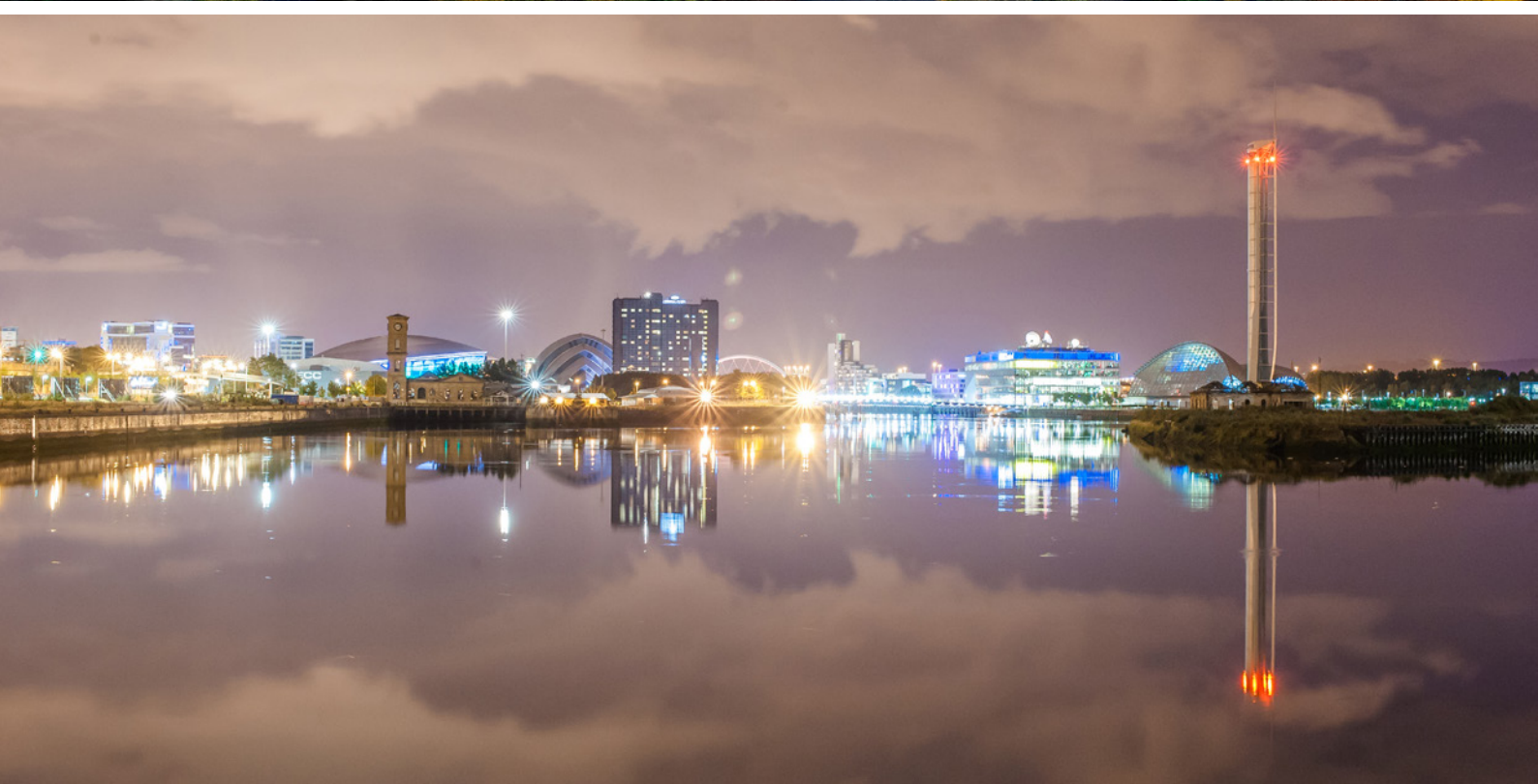


Approximate Dimensions (Taken from the widest point)



# THE LOCATION

The property is situated within the popular Whiteinch district of Glasgow's West End, a well-established commercial and residential area approximately 3 miles west of Glasgow City Centre. The location benefits from excellent transport links via Dumbarton Road and the nearby Clydeside Expressway, providing convenient access to the city centre and the wider motorway network.





Whiteinch is a vibrant neighbourhood with a strong local community, supporting a diverse range of independent retailers, cafés, convenience stores, and service businesses. The property enjoys a prominent position within a busy parade, benefiting from regular pedestrian and vehicular traffic, making it an attractive trading location for local businesses.



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