

Caffè Da Sara

102 Queen Margaret Drive, Glasgow, G20 8NZ



 **McEwan Fraser Legal**
Solicitors & Estate Agents

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Caffè Da Sara offers a fantastic Leasehold opportunity for those budding entrepreneurs seeking a means of making their mark within the West End of Glasgow Coffee Shop scene. Intimate and friendly, with a very impressive restaurant guru online ranking of 4.7/5 it deserves all the fantastic reviews its customers regularly lavish on it.

This delightful authentic Italian diner and coffee shop offers customers a quality service and exclusive menu many will envy. Quality, Freshness, and Service have been the cornerstones at the heart of the ethos of this intimate and utterly charming eatery. Relax and watch the world go by as you enjoy hot and tasty fresh food and a vibe that only an authentic Italian café can deliver.

You can't fake quality and service and with the right drive behind it, this little business could really thrive within the buoyant coffee shop market. The business has traded with the current owner/manager for some 5 years now and the current lease has a further three years left to run. Subject to a satisfactory meeting the landlord is conducive to the re-assignment of the current lease and to a new lease term agreement thereafter.

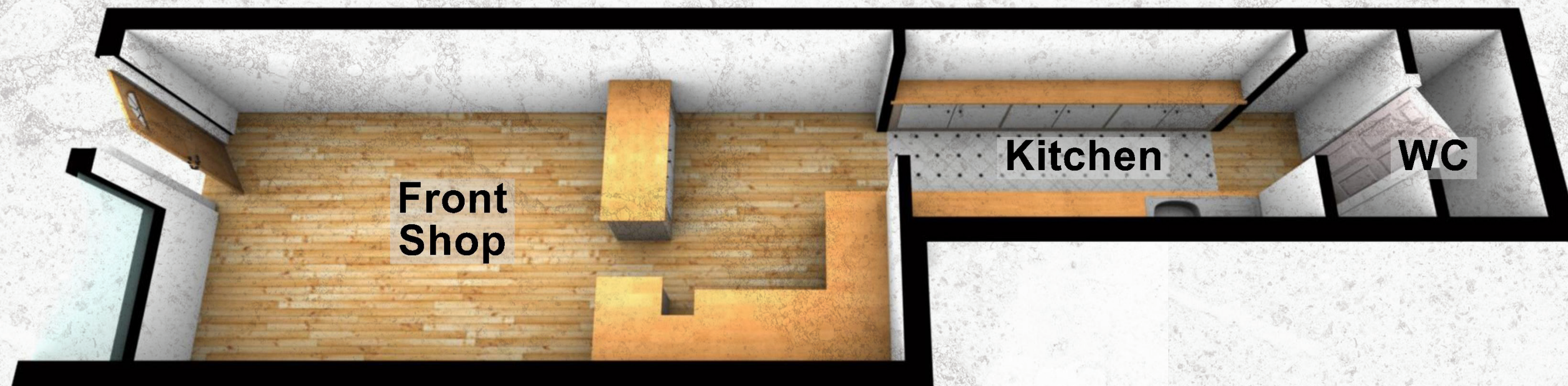
Prospective purchasers should make their interest known to our office to arrange to view this impressive and charming lifestyle business opportunity.







Floor Plan & Dimensions



Approximate Dimensions
(Taken from the widest point)

Front Shop	6.25m (20'6") x 2.70m (8'10")
Kitchen	3.15m (10'4") x 1.60m (5'3")
WC	1.60m (5'3") x 0.75m (2'6")

Extras (Included in the sale): Rent is
currently £700 pcm



The Location

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The vibrant coffee shop scene on Queen Margaret Drive within Glasgow's trendy West end continues to attract a constant source of customers. All are eager to sit and relax and enjoy a delicious coffee and a cake or sandwich and just take some time out to relax.

Recent customer Google review

This is without a doubt the best café in Glasgow. I have been here three times already and the coffee and food is as authentic as it can get. Great and very friendly service as well. I highly recommend the Italian hot chocolate and the Nduja focaccia sandwich. Will return here many more times.

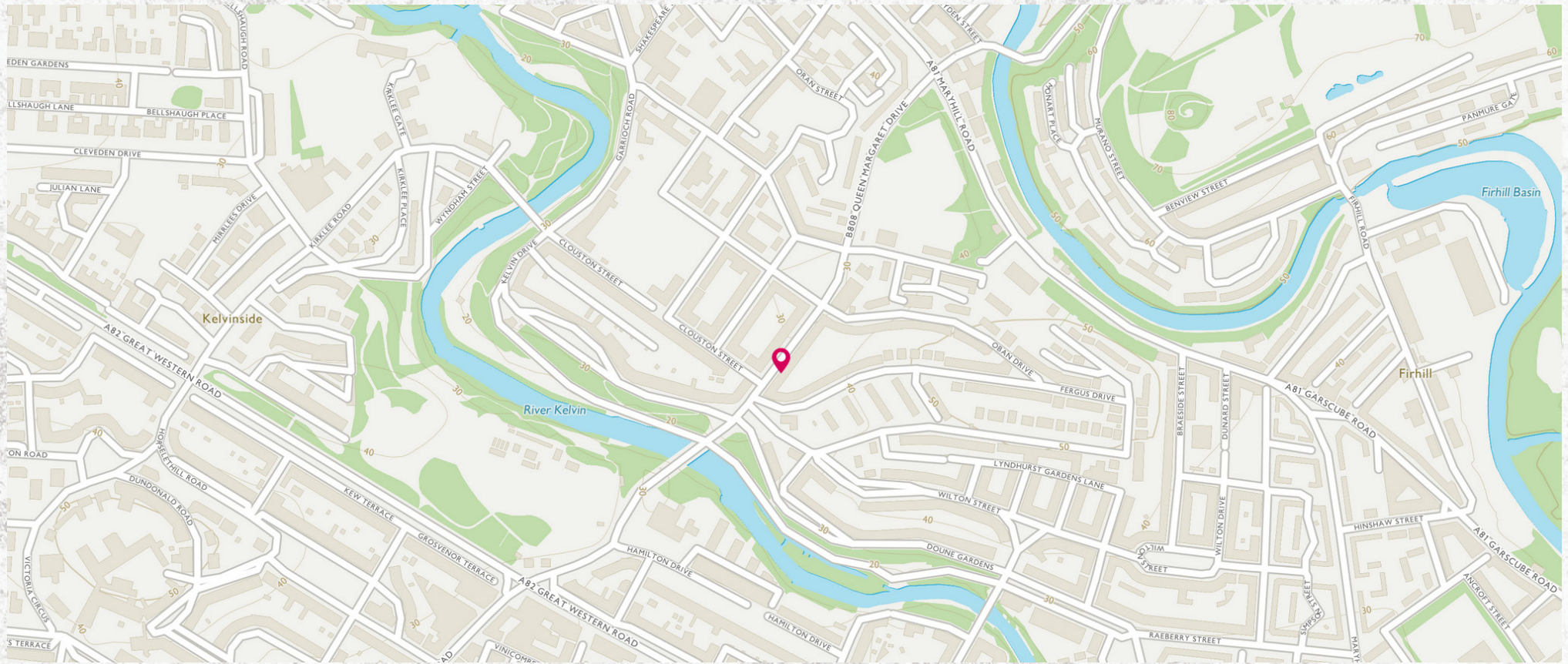
Outstanding

Outstanding coffee and homemade cakes. Friendly, fast service. Always stop here when visiting Glasgow. Never disappointed.

Always pleased

I started coming here for coffee during the Covid lockdown in March and have kept coming back. The sandwiches are varied and always made fresh, and I much prefer the coffee here to any of the big chain cafes. Sara is always very friendly and seems like an attentive owner - I don't even need to tell her my order now because she remembers it!





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