

96

MAIN STREET

BARRHEAD, GLASGOW, G78 1SE


McEwan Fraser Legal
Solicitors & Estate Agents

McEwan Fraser Legal
are delighted to be able
to present to the market
this rare and unique
freehold retail unit.

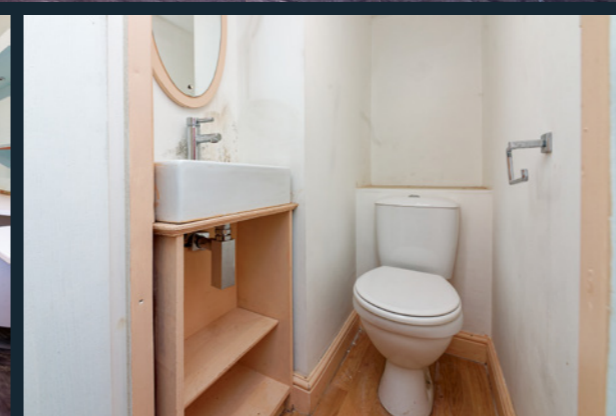
The unit is set in a thriving central location and is an excellent example of a town centre shop unit, offering great space to trade in a multitude of retail sectors (stpa). The business previously traded successfully as a jewellery store and a food outlet/bakery. Today the opportunity for a fast food outlet or many other high-yield business's is huge, and by utilising its location, space and trading hours, it could be developed into a plethora of successful different ventures.

It is clear the current owners have enjoyed a successful well set up and attractive trading space with a shop floor, counter and display case area, staff/office/stockroom area and toilet. The shop floor space brings opportunity for a well-stocked shop or an opportunity to reconfigure the space and develop a completely different format. Early viewing is recommended for seasoned traders, budding entrepreneurs, commercial space Buy-to-let investors, and those with an eye for a first-class business opportunity.

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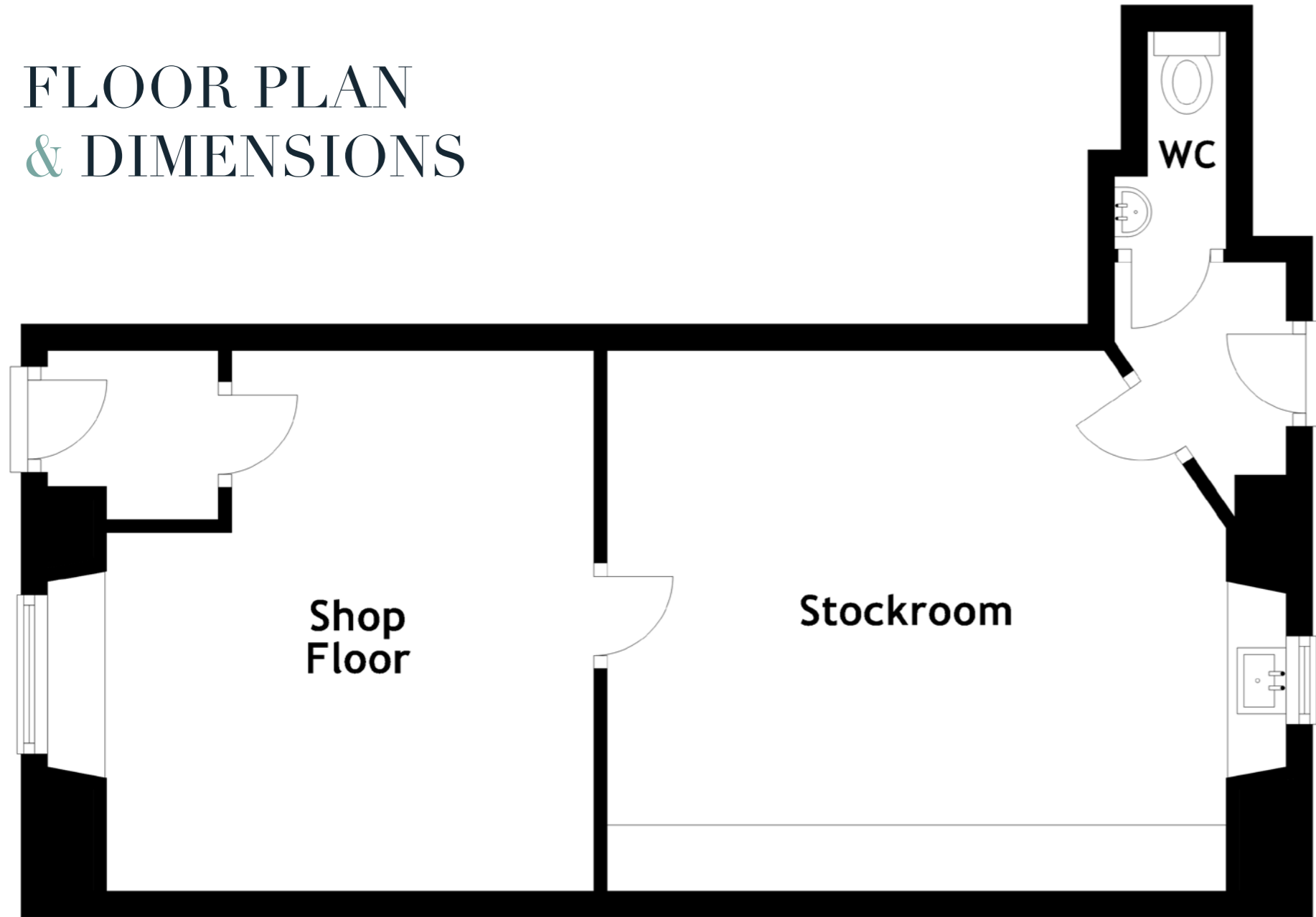


“

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FLOOR PLAN & DIMENSIONS



Approximate Dimensions
(Taken from the widest point)

Shop Floor	4.10m (13'5") x 3.70m (12'2")
Stockroom	4.70m (15'5") x 4.10m (13'5")
WC	1.65m (5'5") x 0.85m (2'9")

Extras: All fitments are included in the sale.

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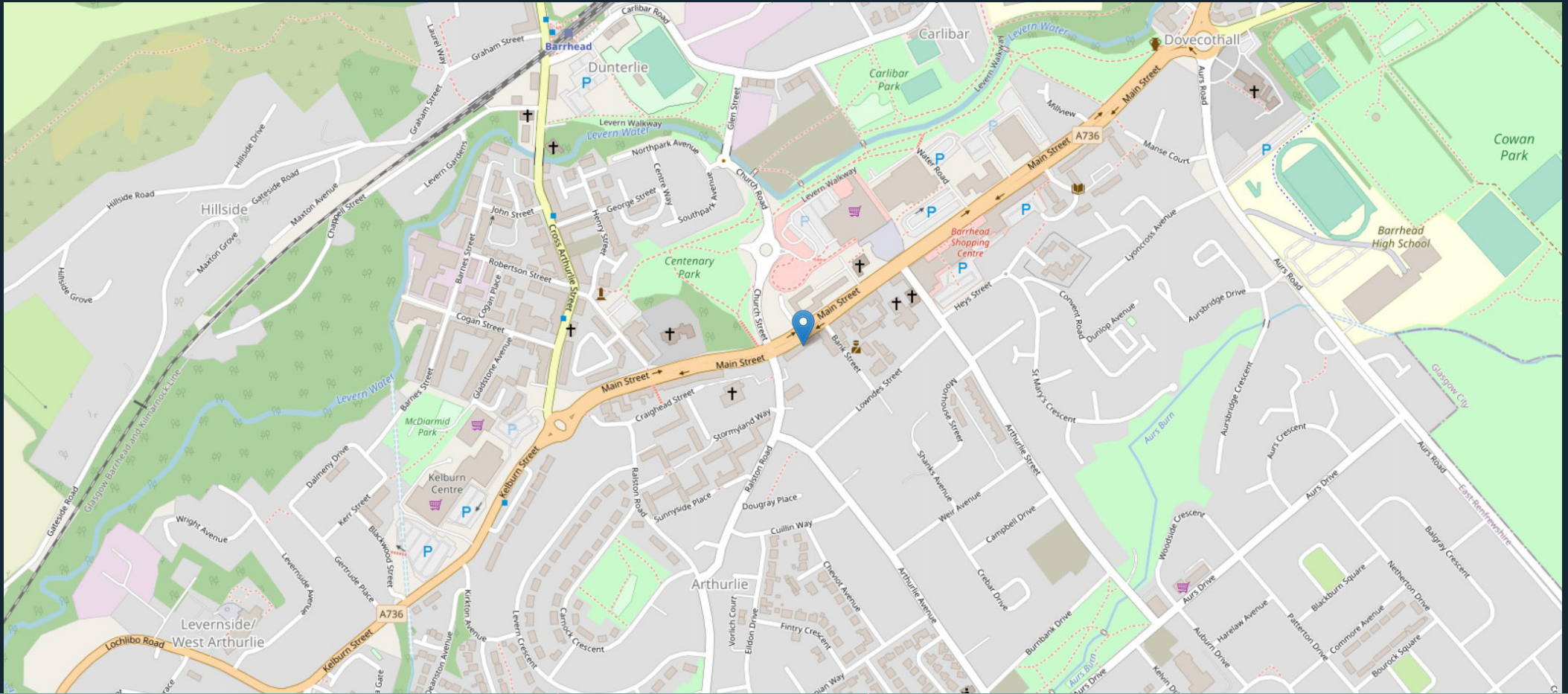
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Barrhead is a commuter town for Paisley and Glasgow and its close proximity to these places makes its a great place to locate a business.

Barrhead has a variety of retail and coffee shops as well as many cafes and restaurants. The town sits near to the M77 motorway, making it easily accessible by car, there is also a railway station which has regular services to Glasgow, Kilmarnock, Stranraer and Carlisle. Local bus services are available which travel from Barrhead to Glasgow and Paisley.

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