



BIBI'S

599-601 Dumbarton Road, Glasgow, G11 6HY

LEASEHOLD: £20,000 ANNUAL RENT: £22,500 | REF: 6863619

KEY HIGHLIGHTS

- Internal Covers c.30
- Situated in West End of Glasgow
- Fully Equipped Commercial Kitchen
- Premises License
- External Seating (10)
- EPC Rating E

LOCATION

Bibi's is situated on Dumbarton Road, a prominent street in the West End of Glasgow, stretching from Kelvingrove Park to the River Clyde serving as a key route from Glasgow City Centre to the West End. The Govan-Partick pedestrian bridge also recently opened in September 2024 which connects Govan to the north side of the city and vice versa.

The Glasgow Subway network serves as a gateway to an array of attractions, landmarks and amenities and is a short 10 minute walk from the restaurant.

The West End of Glasgow is well known for its top attractions, quirky lanes, amazing food scene and relaxed vibe. There are also many cultural shops, art galleries, vintage boutiques, comedy clubs and contemporary bars. Attractions include the Kelvingrove Art Gallery and Museum, Royal Botanic Gardens, Glasgow University and Hunterian Museum. The West End has a population of c.24,500 and is very popular with students due to the University of Glasgow being situated within the area.





THE OPPORTUNITY

An excellent opportunity to lease a vacant licensed property business with huge potential for growth. Our clients have owned the business since 2007 and are now focused on securing the right tenant to take the business to the next level.

Bibi's is currently vacant however, had been trading five days per week prior to closing due to a recent change in management. Bibi's Cantina was a relaxed, privately owned and an affordable neighbourhood restaurant offering fresh, healthy and hearty Mexican food.

Bibi's Cantina website - please click - [bibiscantina](#), allowed customers to reserve a table online although you could also reserve a table via Dish Cult. Ever since the business was established in 2012, our clients had accumulated excellent reviews across Google, Facebook and TripAdvisor. Online orders for takeaway and delivery were made via JustEat however, this is an area of the business that could have been developed further.

The property could also lend itself to other concepts and cuisines with minimum capex.

DESCRIPTION

A great opportunity to lease a quality licensed property within the West End of Glasgow. Bibi's is situated on Dumbarton Road amongst other cafes, bars and restaurants.

Our clients have now decided to step aside to focus on other genuine business interests and feel that an opportunity exists for an owner operator to take the business to the next level. The property has outdoor seating and a fully equipped commercial kitchen.

INTERNAL DETAILS

The business is situated on the ground floor and on entering, the main dining area is to the left which accommodates c.30 via wooden tables and chairs. To the right is seating for around six via a mixture of wooden tables and fixed cloth seating. A small bar/servery is located opposite as you enter.

A small corridor from the main restaurant leads to a fully equipped commercial kitchen with full extraction, male and female toilets and various storage cupboards.

The large external windows allow for plenty natural light and the room has been decorated to a good standard with wall paintings and plants. The original wall to the right as you enter has been exposed for character.





FIXTURES & FITTINGS

The tenant will benefit from the use of existing F&F (any personal items will be removed).

EXTERNAL DETAILS

Bibi's is situated on the ground floor of a four storey tenement with a pitched and slated roof.

There is external seating for around 10 covers which is licensed. On-street parking is available on a first come first served basis.



REGULATORY

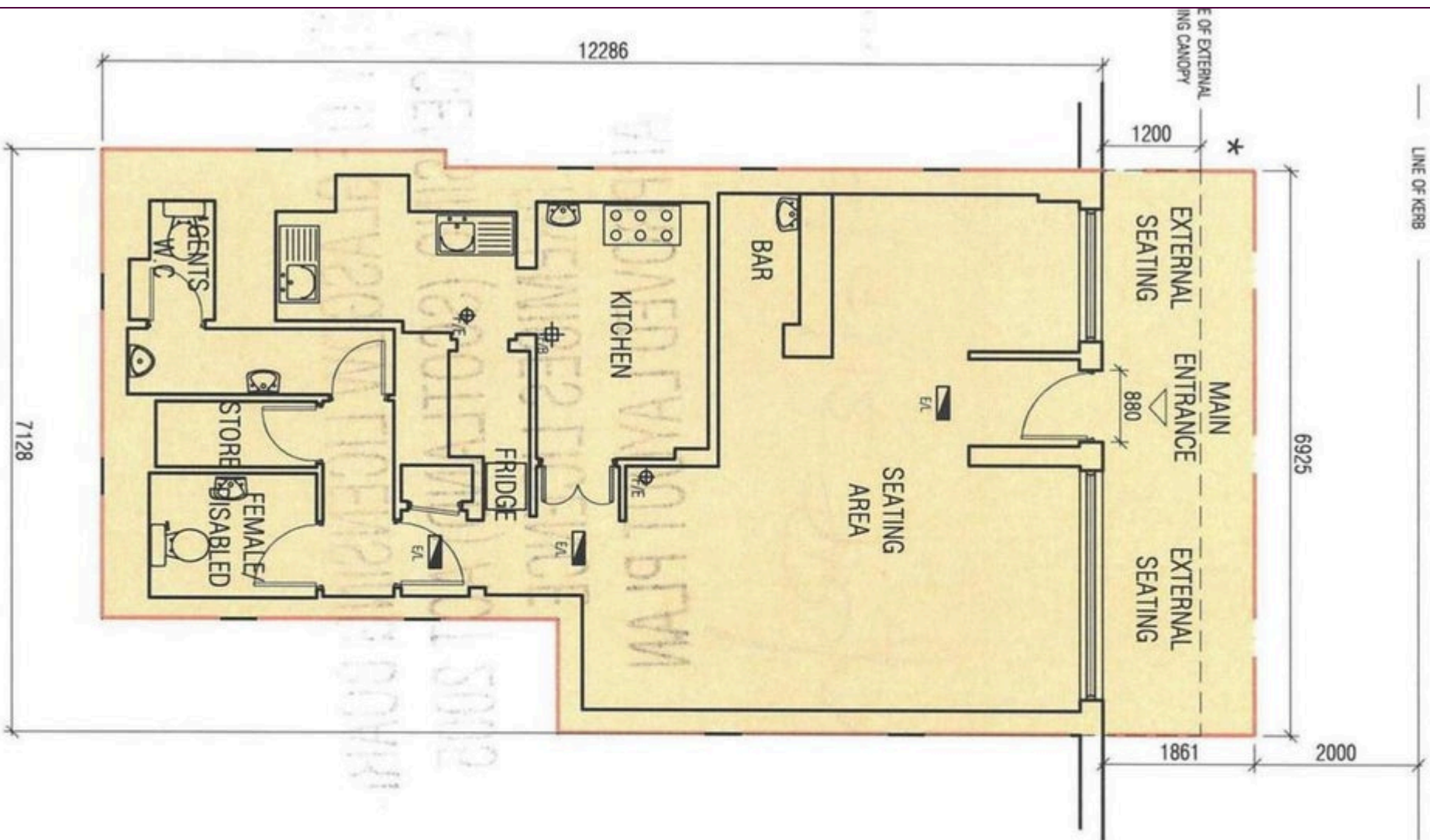
Premise License

BUSINESS RATES

The Rateable Value is £15,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

DUMBARTON ROAD

— LINE OF KERB



LAYOUT PLAN 1:100

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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