



**licensed
restaurant**
lease for sale

17 kirkton street,
carluke, ML8 4AB



Leasehold
asking price £60,000

Established sit-in and takeaway Chinese restaurant.

Alcohol license

36 covers with potential for more depending on layout

Brand new lease available

Rent: £20,000 per annum

No rates payable

Fully fitted kitchen

Delivery/owner parking to the rear

Also suited to alternative types of cuisine



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The Business & Opportunity

China Cuisine has been owned and operated by the same family for over 20 years. It is located in Carluke.

Carluke is the largest town in the Clyde Valley and sits on a plateau overlooking the River Clyde. Carluke has a population of around 13,000. The town benefits from a direct rail link with Glasgow and regular bus services to surrounding towns as well as Glasgow and Edinburgh. The town is easily accessible by car from Edinburgh, Glasgow and Lanark.

The restaurant provides Chinese Cuisine to the residents of Carluke, both sit in and takeaway are extremely popular with many regular customers.

The restaurant trades 7 days 4-10 (10:30 at weekends). It is the only sit-in Chinese restaurant in the town with restaurants in short supply. Turnover is consistent and all financial information can be shared with seriously interested parties.

Being 36 covers with potential for more, the restaurant would be well suited to various types of cuisine offerings. Potential for opening earlier in the day should the new owner want to introduce breakfast/brunch options through to an evening drinks business.



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Description

The restaurant is positioned on once of Carluke's main thoroughfares, Kirkton Street. Single doorway leading to the restaurant, tables and chairs make up the 34-36 cover seating area. Large solid-wood bar and gantry to the rear.

The toilets are through to the rear at the left, kitchen to the right. FULLY fitted to suit Chinese cuisine, with 4 wok stations and friers. There are multiple storage areas throughout, as well as chest freezers, free-standing fridges and a walk-in chiller.

The rear of the propoerty has 2 off-street parking spaces for owner and delivery driver collections. This premises would be suitable for multiple types of cuisine, given the manageable size, commercial kitchen and lack of competition within Carluke and surrounding areas.

There service area is well presented, clean and welcoming. Running costs are low and manageable.

Ancillary Areas

- Male/Femail toilet facility
- Kitchen area for food prep and cooking
- Various storage areas internally, making use of all available space.

Tenure Details

Leasehold, £60,000

Annual rent £20,000

Brand new lease available

Business Rates

The subject are entered into the valuation roll as having the following rateable value:

£9,100

SBRR Applies - No rates payable

EPC

A copy of the energy performance certificate (EPC) is available on request.



Fixtures & Fittings

We have been advised that all trade fixtures and fittings are owned outright.

Licences

The business trades as a licensed restaurant with relevant permissions.

Viewing & Further Info

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