

TO LET

Restaurant / Cafe, Takeaway

CAFE, 80 CALDER STREET,
BLANTYRE, GLASGOW, G72 0AX

The premises provide a new tenant with a first class 'walk in' hot & cold food premises

- Turnkey cafe
- Main road frontage
- Self-employment opportunity
- High volume of school trade
- Free car parking
- VAT free rent
- Rates exempt
- 110.55 sqm (1,190 sq ft)

RARE OPPORTUNITY TO LEASE



LOCATION

Blantyre is located on the River Clyde and sits approximately 9 miles south-east of Glasgow, 37 miles south-west of Edinburgh and can be accessed from Junction 5 of the M74 motorway.

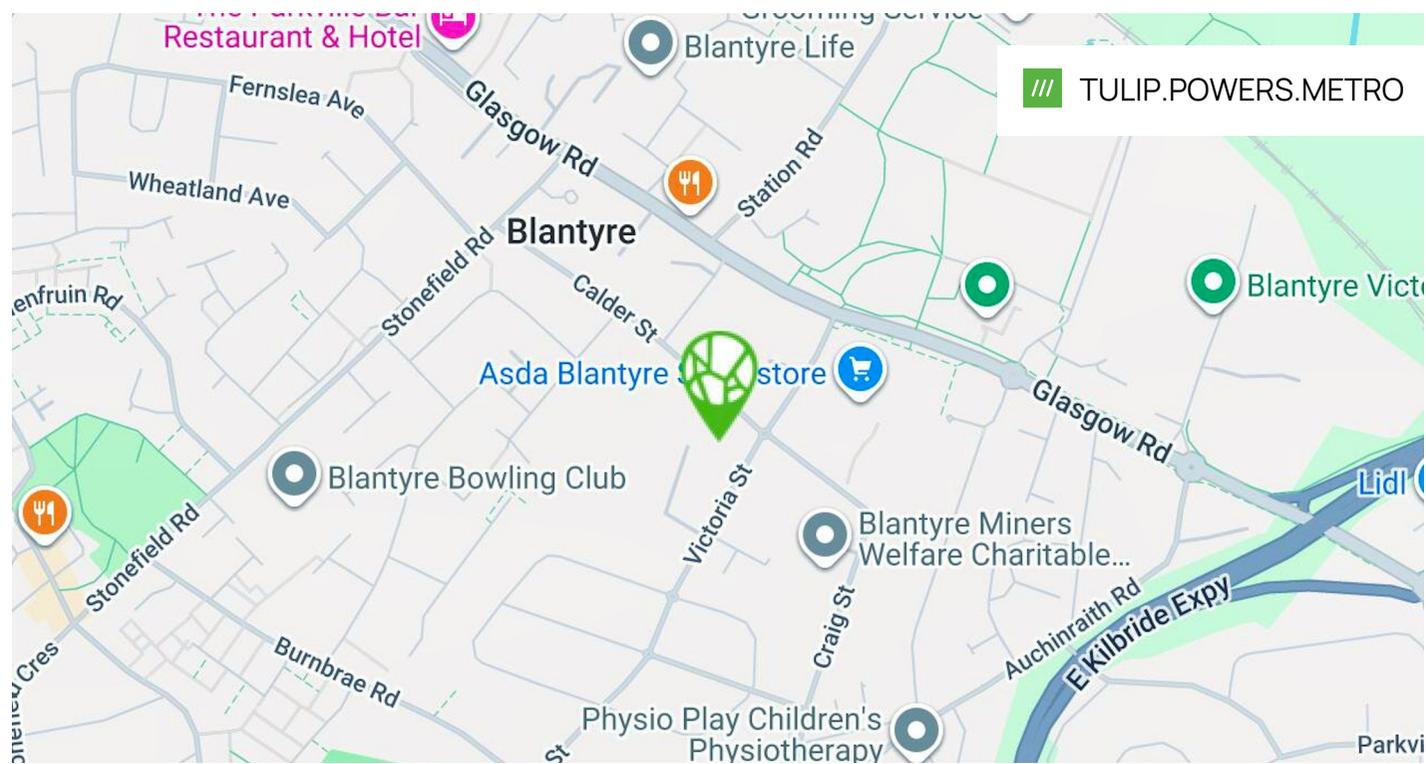
The property is located on the north side of Calder Street, close to its junction with Victoria Street. Calderside Academy is immediately opposite. Blantyre Train Station takes less than a 3 minutes drive to reach. Nearby occupiers include Blantyre Asda Superstore, Calderside Medical Practice and Auchinraith Primary School.

DESCRIPTION

The subjects comprise a detached single storey cafe of masonry construction. The cafe is accessed via a single recessed pedestrian door which leads into the sales area and includes space for tables and chairs. The premises provide a new tenant with a first class 'walk in' hot & cold food premises.

The commercial kitchen to the rear is fitted out to a good standard with a range of stainless steel sink units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops.

The floor is tiled and the walls are covered in wallpaper / splashbacks. The suspended grid ceiling incorporates LED lighting. The kitchen links to an office and staff welfare facilities to the rear. There is free parking at the front of the property.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Hot Food Takeaway	1,190	110.55

LEASE TERMS

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £12,500 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £5,900.

The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



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