

TO LET / FOR SALE Licensed Premises, Restaurant, Takeaway

17-21 WESTWOOD SQUARE, EAST
KILBRIDE, GLASGOW, G75 8JQ

Offers over £135,000 are sought for our client's leasehold interest including the goodwill of the business, fixtures, fittings & stock

- High standard fit-out
- Turnkey opportunity
- Established operation
- Potential to increase sales
- High volume of school trade
- Free car parking
- 230.89 sqm (2,485 sq ft)



LOCATION

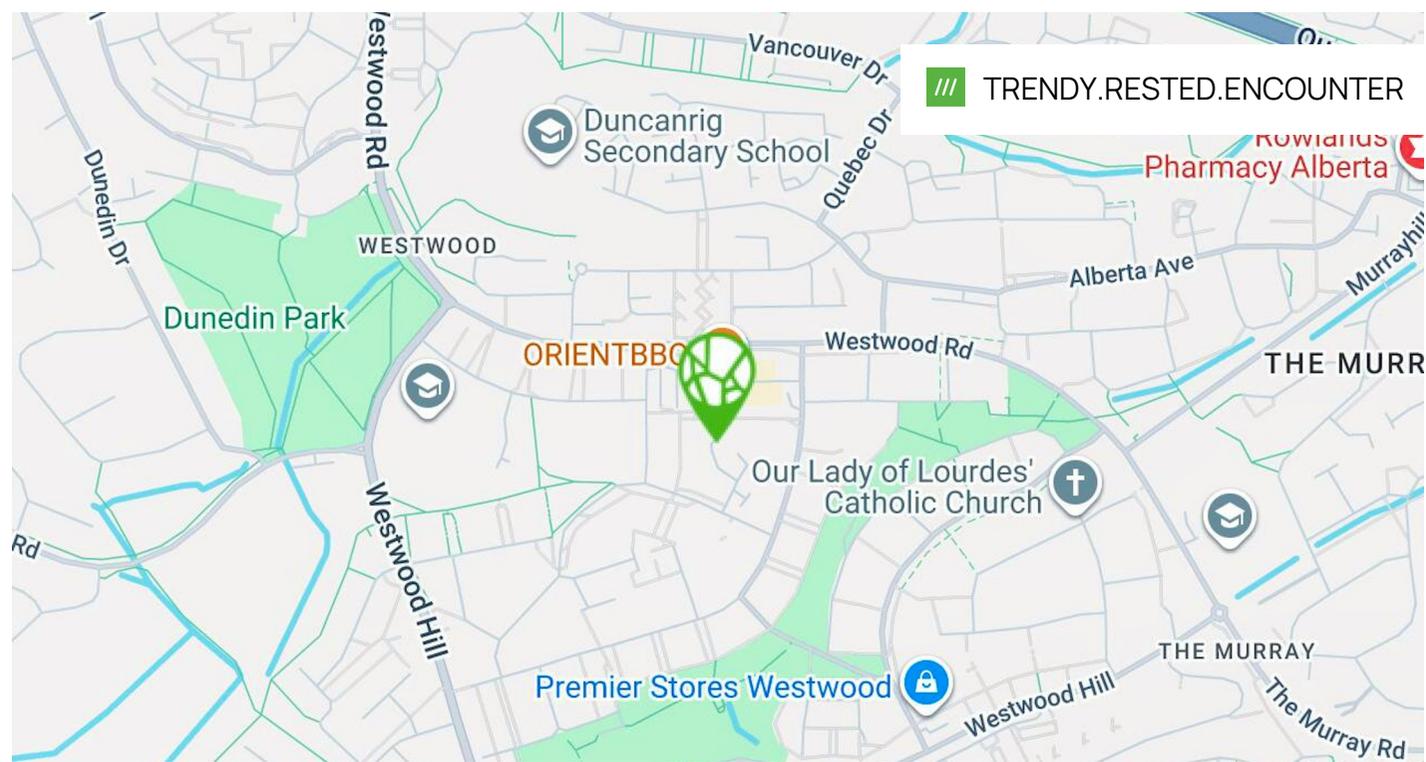
The property is prominently located in the Westwood area of East Kilbride and forms the neighbourhood retail offering there. Westwood Square is an extensive neighbourhood retail scheme that comprises 24 ground floor shops which form part of a larger building. There are two areas of car parking to the east and west of the retail block. East Kilbride Train Station takes less than 10 minutes to drive. Nearby occupiers include Westwood Square Pharmacy, Betfred and Tesco Express.

DESCRIPTION

The subjects comprise an extensive ground floor interconnected licensed restaurant/bar and takeaway within a retail parade of masonry construction. The building is arranged over 2 floors. Both the restaurant/bar and takeaway can be accessed from the car park to the rear and from within the Square.

Internally, the restaurant, bar and ancillary accommodation has undergone a substantial refurbishment and has been fitted out to a modern, contemporary design standard with an extensive dining area that can accommodate 60 covers.

The kitchen is, as expected, fitted out to a professional standard with extract ventilation and 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. There is an additional room on the upper floor used for storage. Ample free car parking is provided to the rear of the property.





ACCOMMODATION

The accommodation comprises the following areas:

| FLOOR/UNIT | BUILDING TYPE | SQ FT | SQ M |
|------------|---------------|-------|--------|
| Ground | Restaurant | 2,585 | 240.15 |

THE BUSINESS

Orient Restaurant & Bar is a fully licensed Class 3 restaurant and bar which enjoys regular all year round trade from customers, such is the trading position. The business trades Monday to Friday 4 pm to 10 pm and from 2 pm to 10 pm on Saturday & Sunday. Currently, there are 5 full time staff members employed and 4 part time.

The current operators have decided to sell the business due to a change in circumstance, thus creating an extremely desirable opportunity to acquire a thriving, profitable business with a highly experienced team on a truly turnkey leasehold basis. The premises provide a new tenant with a first class 'walk in' licensed premises.

We have been advised that all fixtures and fittings are owned outright and included within the goodwill purchase price. In addition, there is a large amount of imported custom branded packaging and disposables included in the sale. Proof of sales will be made available to seriously interested parties post viewing stage.

PRICE

Offers over £135,000 are sought for our client's leasehold interest in the property including the goodwill of the business, fixtures, fittings and stock.

TENURE

The lease is available by way of assignation, for the residual term of the lease, which expires in September 2044. The current rent is £12,000 per annum.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £14,500.

EPC

G (200)

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



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