







TO LET Takeaway

17-19 PHILIP MURRAY ROAD,
BELLSHILL, ML4 3FA

The subjects comprise a corner retail unit with
Class 3 takeaway consent within Philip Murray
Business Park

-  Well established business park
-  Rare opportunity to occupy
-  Alternative use potential
-  Main arterial route
-  70 car spaces
-  148.67 sq.m (1,600 sq.ft)

TAKEAWAY CONSENT



LOCATION

Bellshill is located in West Central Scotland, approximately 10 miles east of Glasgow city centre, and 40 miles west of Edinburgh city centre. The A725 and the A775 link the town to the trunk road network and the M74 motorway (Junction 5). There is also access to the M8 motorway via the Eurocentral Junction.

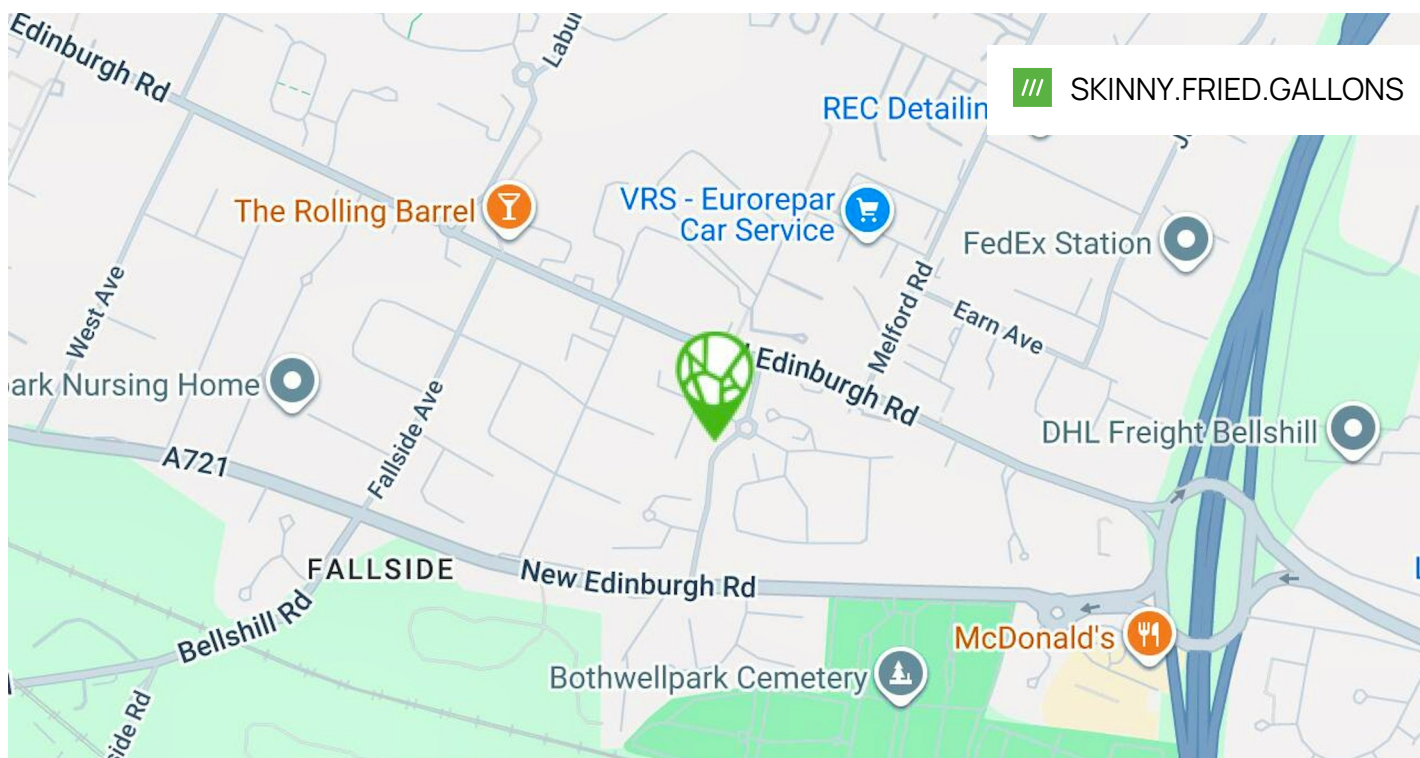
The property is situated within Philip Murray Business Park which is located on the south side of Old Edinburgh Road (B7001). Old Edinburgh Road is the main arterial route linking Bellshill Bypass to Viewpark and Tannochside. The subjects enjoy good public transport connections, with regular bus services passing along Old Edinburgh Road. Nearby occupiers include The Hub, Wellnex Aesthetics & Wellbeing and Uddingston Physiotherapy.

DESCRIPTION

The subjects comprise a corner retail unit with Class 3 takeaway consent within Philip Murray Business Park. The unit benefits from an aluminium and glazed frontage with two independent pedestrian doors providing the option to split the unit.

Internally, the space is square in shape and open plan. There is a glazed office and WC block to the rear. A full width mezzanine above this block provides admin space.

Ample car parking for circa 70 cars is provided within the Park.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	1,600	148.64

TENURE

The property is let on a 10 year full repairing and insuring lease that commenced in 2025, at a rent of £20,000 per annum. The rent is subject to open market rent reviews at every 5th anniversary. The lease incorporates a tenant option to extend the lease by a further 10 years.

PREMIUM

Offers over £20,000 are sought for our client's leasehold interest in the property.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £17,600.

EPC

A copy of the EPC is available upon request.

VAT

Applicable

Get in touch | 0141 291 5786 | info@kirkstoneproperty.com

BUYING, SELLING & LETTING | BUSINESS SALES | STRATEGIC ASSET MANAGEMENT | INVESTMENT ADVISORY | LEASE RENEWALS | RENT REVIEWS

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



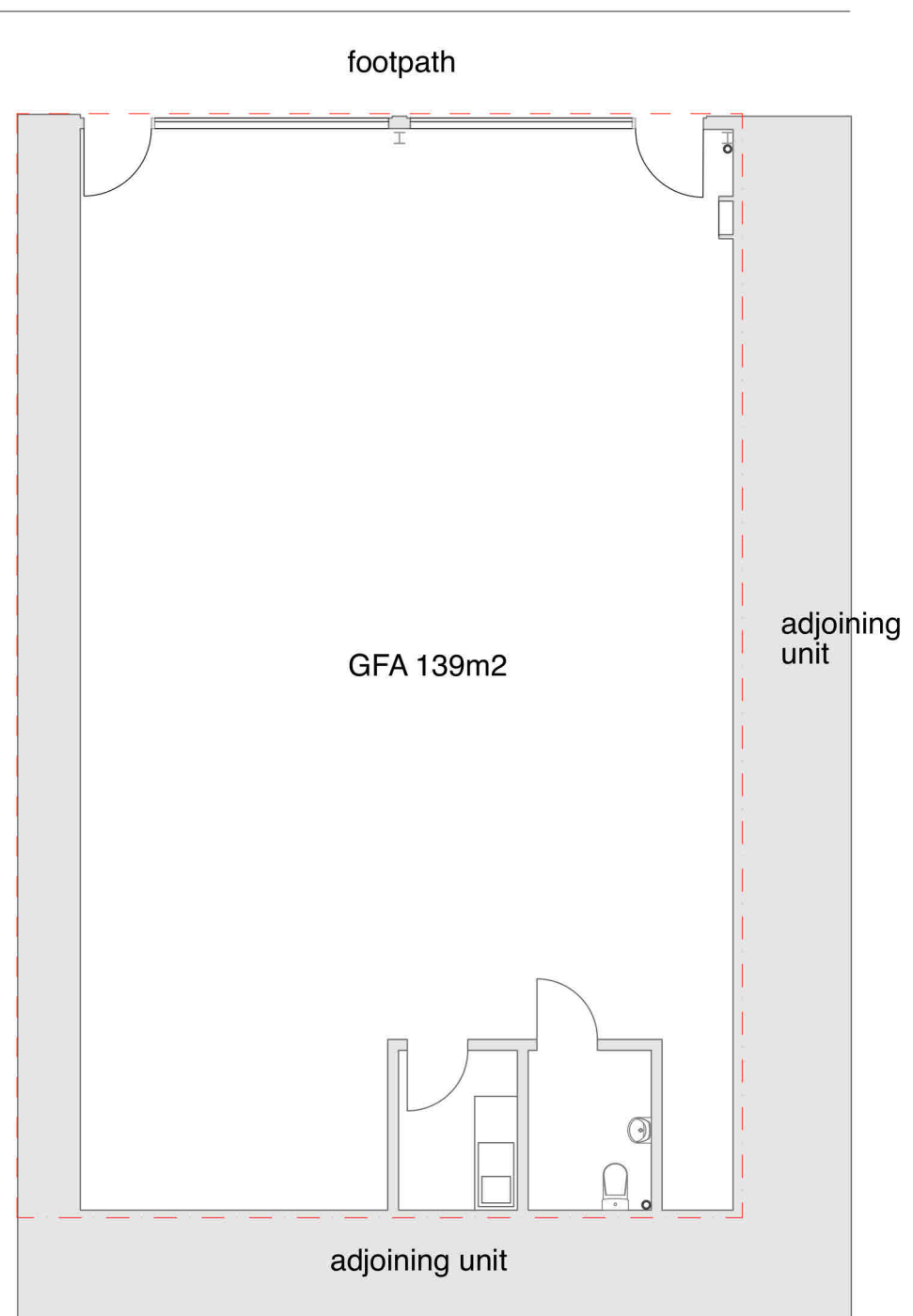
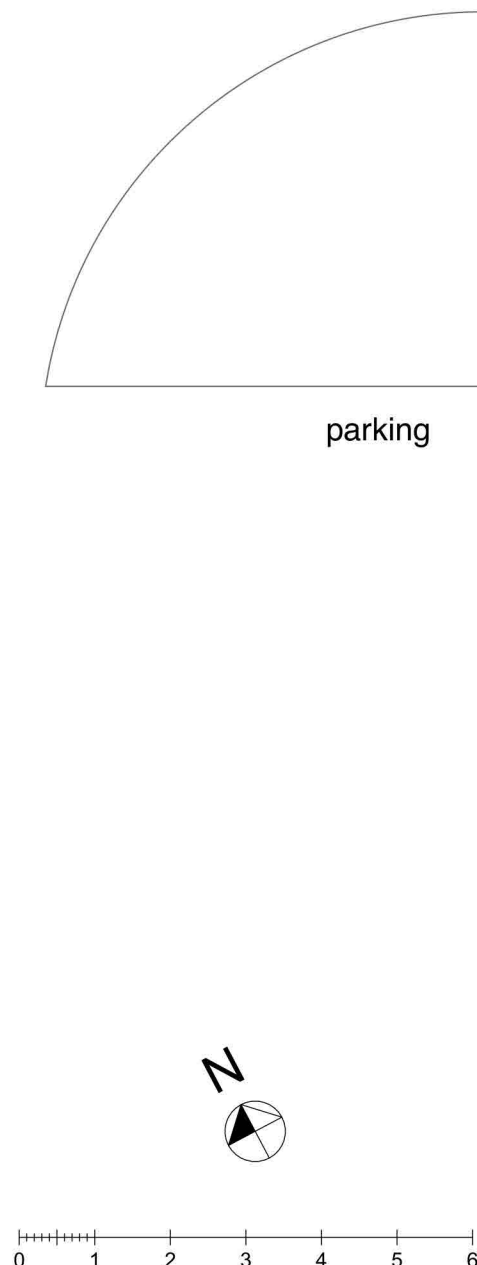
Shahzad Shaffi

0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com

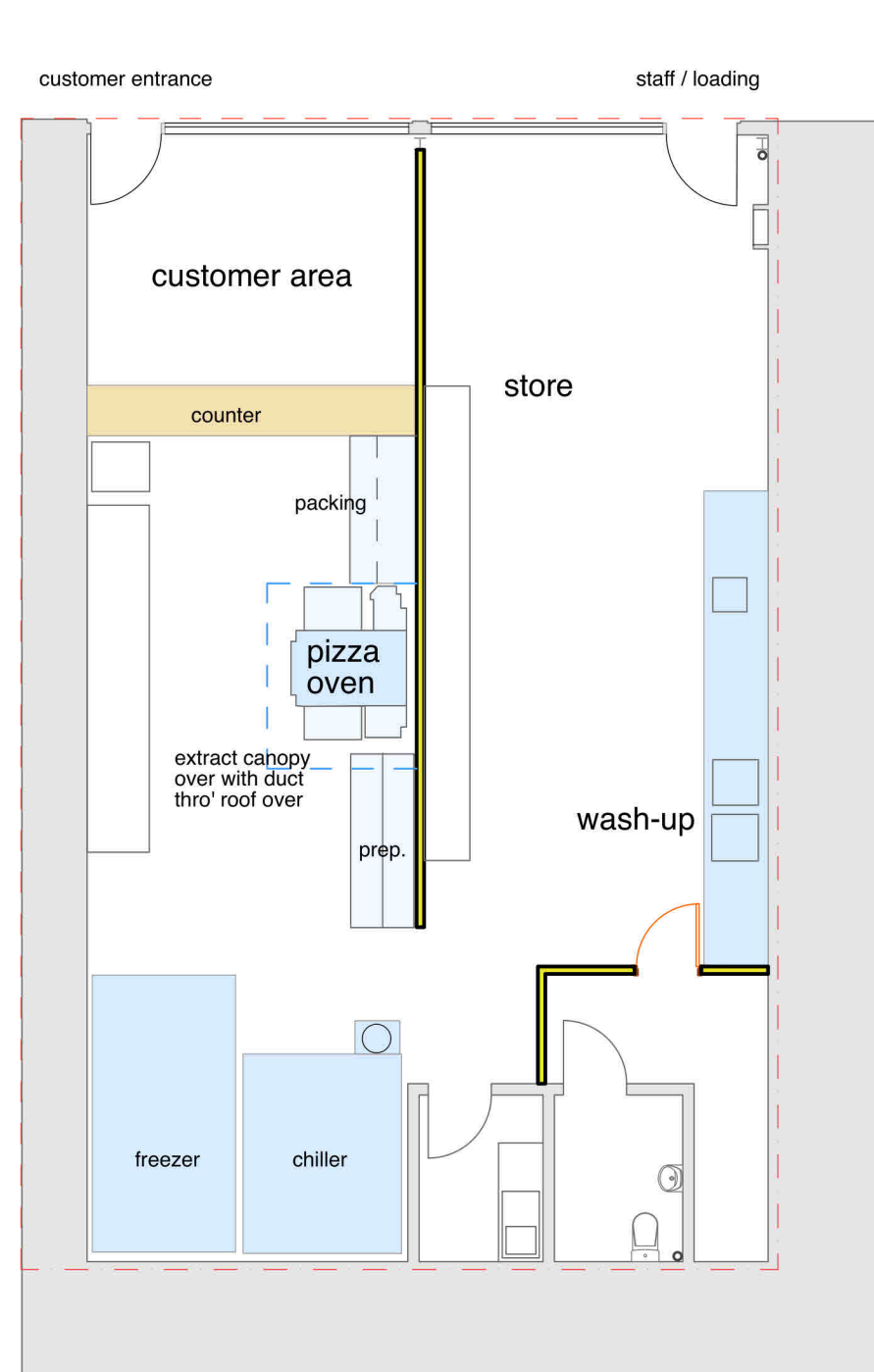


Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Date of Publication: December 2025



existing plan



proposed plan

OPENING HOURS :
 Sunday to Thursday 11.00 to 23.00
 Friday and Saturday 11.00 to 00.00

Extract canopy to give 35 air changes per hour
 with AirClean UV odour control



proposed change of use
19 PHILIP MURRAY ROAD
BELLSHILL ML4 3JX
plans

scale 1:100 December 2024 drg. P2
 Whitelaw Assoc. 01968 660452