

TO LET - LEISURE

CAFE @ M&D'S SCOTLAND'S THEME PARK
HAMILTON ROAD, MOTHERWELL, ML1 3RT



KEY HIGHLIGHTS

- 1,200 sq ft
- Attracts over 750,000 annual visitors to the Theme Park
- Situated next to Strathclyde Country Park
- Immediate access to J6 of M74 via the Raith Interchange
- Fitted Cafe Premises located at M&D' Theme Park
- Immediately next to customer car park at main entrance
- New lease available on a turnover rent

SUMMARY

Available Size	1,200 sq ft
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Fully fitted cafe premises located at M&D's Theme Park.

Situated to next to main entrance and public car park with immediate access to Strathclyde Country Park.

Internally provides bright accommodation with customer seating, serving counter plus fully fitted kitchen complete with canapé extract.

Communal WC's provided.

Additional outdoor seating with view onto Strathclyde Loch

LOCATION

The café is situated at M&D’s Scotland’s Theme Park within Strathclyde Country Park, Motherwell, offering an attractive trading opportunity within an established family leisure destination.

The location benefits from convenient access to Junction 5 of the M74, with connections to the M73 and M8 providing accessibility across Lanarkshire, Greater Glasgow and Scotland’s Central Belt. Free customer parking and free admission to the theme park grounds enhance its appeal as a destination for both leisure visitors and customers seeking refreshments.

M&D’s offers a varied mix of attractions, including Amazonia indoor tropical rainforest, bowling, soft play, adventure golf and outdoor rides. Seasonal events, including Halloween and Christmas activities, provide additional reasons to visit beyond the main summer season.

The combination of family attractions, organised events and the surrounding country park offers an incoming café operator the opportunity to serve a varied customer base, including families, leisure visitors and local residents.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,200	111.48	Available
Total	1,200	111.48	



VIEWING & FURTHER INFORMATION

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