

# Cafe & Deli To Let

7 Westwood Square, East Kilbride, Glasgow, G75 8JQ



## TO LET

500 SQ FT  
(46.45 SQ M)

## Vacant Deli / Cafe Premises To Let East Kilbride

- Vacant Premises, immediate entry available
- Reasonable annual rent - enquire for full details
- No Rates Payable
- High volume of school trade
- Suited to outside catering and prep space
- No rent deposit

- Great as a Deli, Cafe, Coffee Shop, Bakery, Prep Kitchen
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Summary

Available Size	500 sq ft
Rateable Value	£4,550 100% Rates Relief Available
Service Charge	N/A
VAT	Not applicable
Legal Fees	None
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Now available - This Deli and Cafe traded for a number of years before the previous tenant vacated. Single storey with rear exit and parking. Service counter with display fridge, back of house kitchen with an electric hob and small extract. Requires small amount of investment to reopen. Fantastic opportunity for bakery, cake shop, cafe, coffee business, deli, sandwich shop.

Location

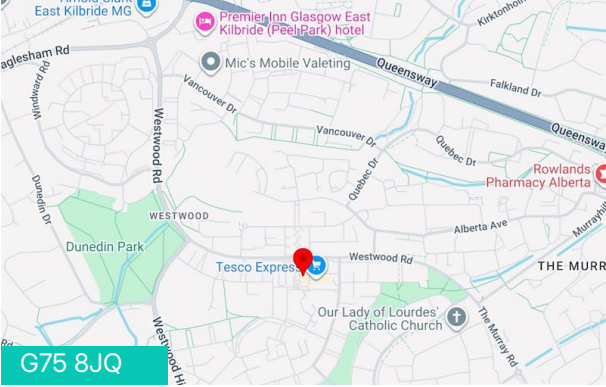
Established neighbourhood retail node in East Kilbride. Westwood Square is an established parade of around two dozen ground-floor shops within a mixed-use building — good for day-to-day convenience footfall rather than destination retail. Suitable for a compact café/deli operation with nearby schools.

Viewings

Viewings available on request.

Lease

The lease will be Internal Repairing and Insuring. New lease minimum 1 year.



Viewing & Further Information



**Mark Jackson**  
07412 968 007  
mark@scottishbusinessagency.co.uk







