



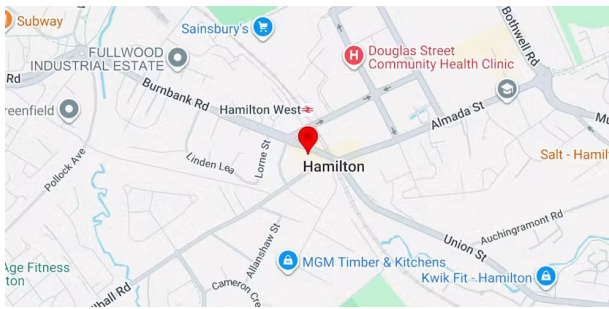
1 Burnbank Road, Hamilton, ML3 9AA

A3 (Restaurants and Cafes), Hot Food Takeaway / QSR, Licensed Premises

For Sale | Offers in excess of £75,000 | 1,200 sq ft

60 cover Indian Restaurant and Bar in Hamilton

scottishbusinessagency.co.uk



1 Burnbank Road, Hamilton, ML3 9AA

Key Points

- Annual Rent £22,200, long lease remaining
- 60 covers, space for more
- Turnover circa £7,000 per week - high delivery potential, currently under utilised
- Fully refitted recently with over £100,000 spent including brand new canopy and equipment in the kitchen

Summary

- Price: Offers in excess of £75,000
- Business rates: £6,000 per annum Rates payable after standard discount and additional 40% hospitality relief
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

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Description

Darbar Heights is an attractive and well-presented Nepalese and Indian restaurant, offering sit-in dining with huge scope for growth. The premises have recently undergone a comprehensive refurbishment, creating an impressive modern trading environment with a fully fitted commercial kitchen incorporating a new extraction canopy and extensive catering equipment. The restaurant has established an excellent local reputation with strong customer reviews, regularly highlighting the quality of food, service and atmosphere. The quality of the fit-out provides an incoming operator with a genuine turnkey opportunity, suitable for continuation of the existing concept or adaptation to a variety of restaurant and takeaway cuisines.

Location

Darbar Heights occupies a prominent and highly accessible position close to Hamilton town centre and the surrounding residential areas. The premises are approximately a 2-minute walk from Hamilton West railway station, with bus services immediately nearby and Wellhall Car Park, providing over 100 spaces, around a minute's walk away. The location provides convenient access for customers from Hamilton, Bothwell, Uddingston and the wider Lanarkshire area, while benefiting from a substantial local residential catchment and passing trade.

Viewings

By appointment only.

Tenure

Annual rent £22,200 and 18 years remaining on current FRI lease with option to extend a further 10 years.

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