

Restaurant / Cafe / Convenience Opportunity

Unit 25, Quadrant Shopping Centre, Coatbridge, ML5 3EG



TO LET

1,800 SQ FT
(167.23 SQ M)

**£15,600 PER ANNUM SMALL
DEPOSIT OR PREMIUM PAYABLE**

Premises available on a sub-let basis. Hot Food Consent, Off-Licence, Full extraction.

- SUB-LEASE AVAILABLE IMMEDIATELY
- Perfect for restaurant and takeaway business given the late night/bar trade locally
- Potential for a retail/convenience store
- Available due to business relocation
- This property will not have an on-licence available.

Summary

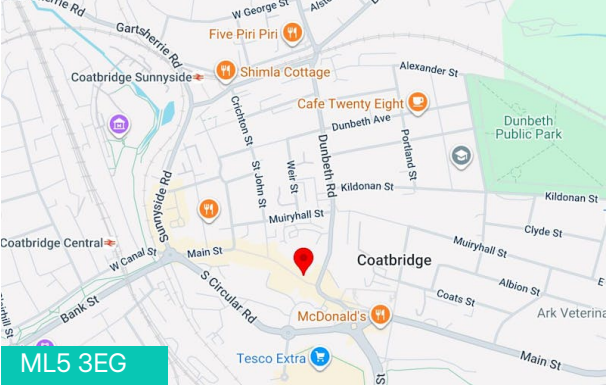
Available Size	1,800 sq ft
Rent	£15,600 per annum Small deposit or premium payable
Rates Payable	£8,466 per annum
Rateable Value	£17,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Located in Unit 25, 125 Main Street, this vacant commercial space offers a prime opportunity for entrepreneurs seeking a flexible venue for a restaurant, café, or retail outlet. The unit boasts a generous layout with high foot traffic potential, perfect for establishing a thriving hospitality or retail business. Its adaptable design makes it an excellent choice for a dynamic off-licence store or a late-night takeaway outlet, capitalizing on the area's vibrant nightlife and evening trade. With a competitive annual rent of £20,000, this site combines affordability with strategic location, setting the stage for business success.

Location

Located on Main Street Coatbridge.



Viewing & Further Information



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



