



TO LET / MAY SELL - CLASS 3 / TAKEAWAY PREMISES

26 SHOTTSKIRK ROAD, SHOTTS, ML7 4AB

64.89 SQ M (698 SQ FT)



© Crown Copyright [2021]. Licence no 100020449. Not to scale.



Location

The town of Shotts is located within the North Lanarkshire local authority region almost halfway between Glasgow (17 miles) and Edinburgh (26 miles) via the M8 Motorway.

The subjects are located in Shotts town centre on the east side of Shottskirk Road close to its junction with Station Road and Easter Road to form the commercial centre of Shotts. Neighbouring occupiers include Crawfords Pharmacy, Post Office, The Salon, Foot Clinic, Shotts Fire Station and Dykehead Mission Hall.

The area is well serviced by public transport links with Shotts Railway Station located a 10-minute walk east whilst numerous bus services operate on Shottskirk Road.

Description

- The subjects comprise a standalone hot-food licensed premises with a generous customer seating capacity.
- Externally the subjects benefit from disabled access and a double glazed front window and customer door protected by manually operated steel roller shutters.
- Internally the subjects benefit from a fully fitted kitchen / serving counter and customer WC to the rear with open-plan customer serving area and storage to the front.
- Car parking is available on Park Road opposite and Easter Road behind the subjects.

EPC

Available upon request.

Schedule of accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal area of;

64.89 sq m (698 sq ft)

Business Rates

The subjects are entered in the Valuation Roll with a Rateable Value of £7,000.

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme

Terms

The subjects are available on the basis of a new FRI lease at a rent of £175 / week.

Alternatively our client may consider selling with further information available via the agents.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

Gregor Brown
Tel. +44 (0)141 227 2375
gbrown@geraldve.com

Sadik Chowdhury
Tel. +44 (0)141 227 2379
schowdhury@geraldve.com



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. 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.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP 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.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued March 2021.

Gerald Eve LLP is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered office at 72 Welbeck Street, London, W1G 0AY.