

TO LET

UNIT 3 - SHOWCASE LEISURE PARK, COATBRIDGE

BARRBRIDGE ROAD, G69 7TZ

Standalone Restaurant Opportunity with Potential for Drive Through Facility



LOCATION

The subjects are located within the established Showcase Leisure Park, Coatbridge, approximately 8 miles east of Glasgow City Centre. The subjects are accessed via the A8 and boast excellent transport links via the M8 Motorway Network, which connects Glasgow and Edinburgh. The subjects are highly visible from both roads, attracting a high proportion of passing trade.

Nearby occupiers include 'The Barrbridge' (Hungry Horse), McDonalds, KFC, Frankie & Benny's, Hollywood Bowl and a 14 screen Showcase Cinema.

DESCRIPTION

The subjects comprise a modern detached restaurant, set beneath a pitch and tile clad roof. There is sufficient on-site car park for approximately 25 vehicles, additional parking is available within the main car park directly across from the subjects.

Internally the subjects comprise open plan service / sales for approximately 75 seated covers, with kitchen and stores to the rear. Washroom facilities are found within the restaurant floor.

ACCOMODATION

The subjects are arranged over ground floor and comprise the following Gross Internal Area;

Total: 242.90 sq. m (2,615 sq. ft)

There is the added possibility of extending the subjects and incorporating a drive through facility. Further information available on request.

LEASE TERM

The subjects will be offered on the basis of a new Full Repairing & Insuring Lease, incorporating 5 yearly rent reviews, for a term to be agreed.

RENT

On application.

RATEABLE VALUE

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £65,000. Each new occupier has the right of appeal against this figure.

Based on a rate poundage of 0.492p this rateable value will result in an estimated rates liability in financial year 2017/18 of £31,980.00

SERVICE CHARGE

The annual service charge for the current financial year is £1,800.00

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land & Building Transaction Tax (LBTT), registration dues & any VAT Payable.

VIEWING & FURTHER INFOMRATION

All viewing and further information is via the sole letting agents.

Gordon Nicolson

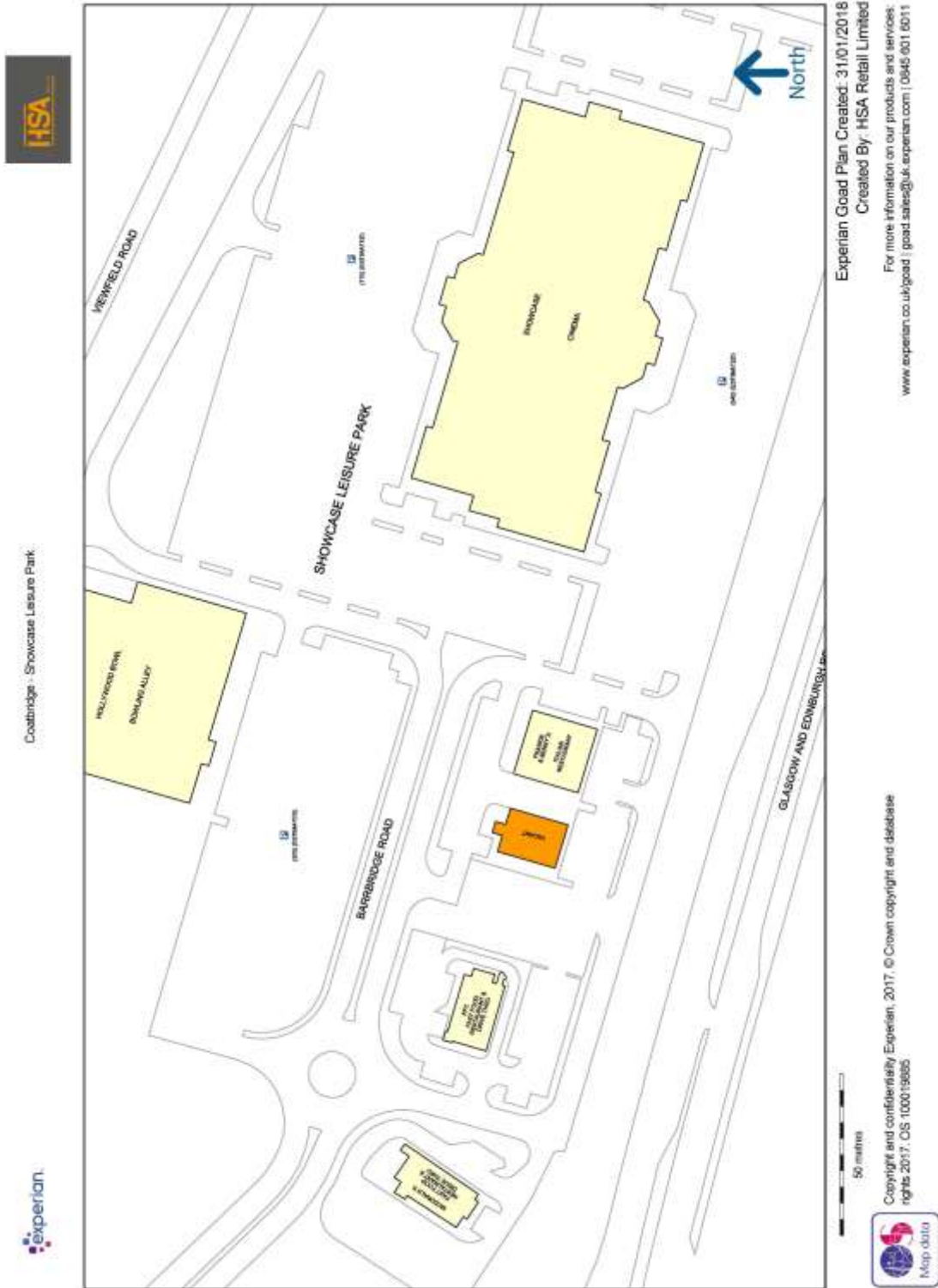
HSA Retail

Tel: 0141 548 8060

Email: gordon.nicolson@hsaretail.com

31 January 2018

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