



Restaurant Opportunity

3 The Boardwalk, Stroud Road, East Kilbride G75 0YW

Location

East Kilbride is situated 12 miles to the south east of Glasgow and benefits from a direct link to J5 of the M74 motorway, via the East Kilbride Expressway. The Glasgow southern orbital provides direct access to the M77 and Ayrshire.

The property is located within the established leisure destination of the Boardwalk, which lies on Stroud Road. This is one of the main leisure destinations within East Kilbride and is easily accessible from the A726, which is the main arterial route through the town.

Surrounding occupiers include **Di Magio's Italian Restaurant**, **Punjabi Tadka Restaurant**, **Richmond Oriental Restaurant**, **Xercise4Less** and **Nuffield Health & Fitness**.

Description

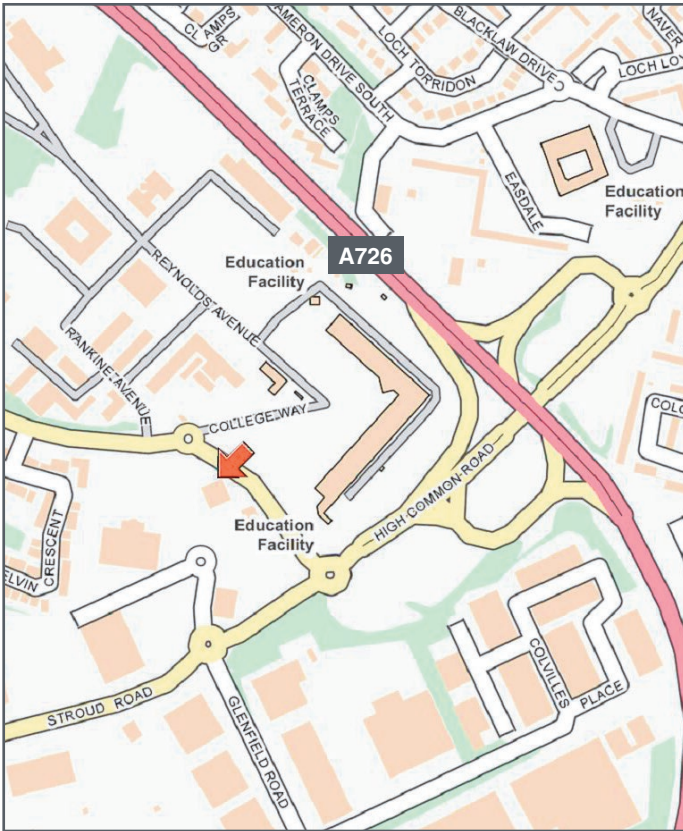
The premises comprise a recently reconfigured and extended ground floor shell restaurant. The available subjects overlook the car park and adjoin the Punjabi Tadka restaurant.

As per floor plan overleaf, we envisage the front elevation of the property will contain the restaurant and bar servery with the extension providing kitchen, toilet accommodation and stores. Self contained utility supplies are being arranged and the landlord will undertake works to the kitchen and toilets.

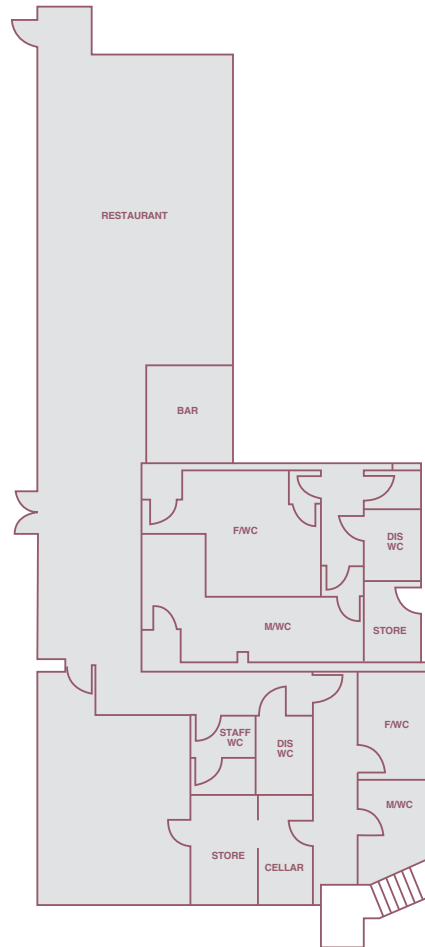
There is ample car parking serving the premises with there being some 48 spaces.

Floor Area

Gross Internal Floor Area 1,740 sq ft (162 sq m)



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Rent / Terms

£27,500 per annum exclusive of VAT.

The premises are available by way of a new full repairing and insuring lease.

Business Rates

RV	£18,000
UBR	£0.48/£1 (2018/19)
Payable	£8,640

As the RV is between £15,000 and £18,000, the premises qualify for a 25% discount under the Small Business Bonus Scheme. For further information contact the Director of Finance at South Lanarkshire Council.

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

Energy Performance Certificate

A copy of the EPC can be provided upon request.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Date of Entry

By arrangement.

Viewing

Marc Erunlu
marc@lapsleymcmanus.com

Lapsley McManus Property Consultants
72 Waterloo Street, Glasgow G2 7DA

info@lapsleymcmanus.com

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