

**TO LET**

# WESTWOOD BAR & FUNCTION SUITES

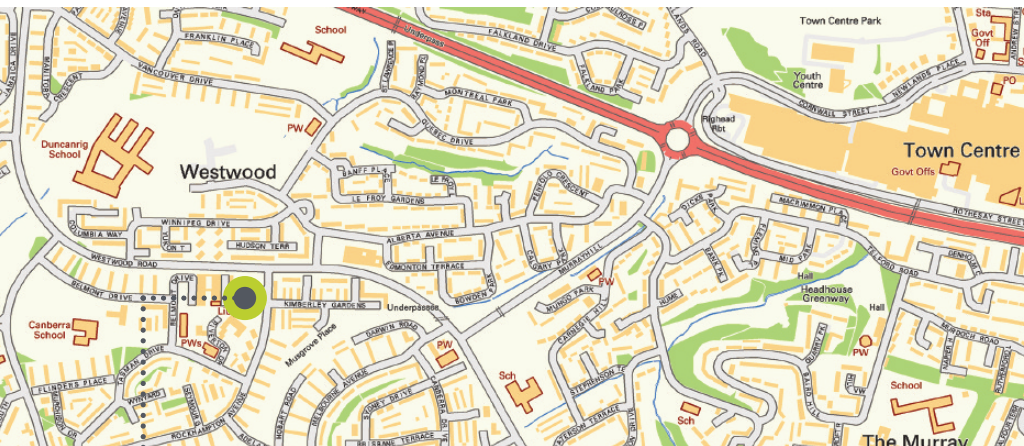
3 Redcliffe Drive | East Kilbride | G75 8YQ



**Guide Rent £53,000 p.a. (nil premium)**

- Extensive licensed premises with ground floor bar and upper ground floor function suites and beer garden.
- Ground floor, approximately 1,842 sq. ft., and upper ground floor, approximately 4,816 sq. ft.
- Ground floor bar, with external beer terrace to the front. Upper ground floor – 2 function suites, with toilet, service and kitchen accommodation and extensive beer garden area.
- Fantastic opportunity to create a thriving bar, restaurant, and function business.
- The premises remain fully furnished and equipped. It is possible the equipment will remain in place to an incoming tenant subject to further verification.

## EXTENSIVE LICENSED PREMISES



### Location

East Kilbride is a thriving town in Lanarkshire, which has seen considerable and continuous investment over the last two decades. East Kilbride is the largest town in South Lanarkshire and is the home of the local authority head offices, as well as being one of the main regional and commercial centres in the central belt of Scotland.

The Westwood Bar & Function Suites are located at the heart of the Westwood community in East Kilbride. The property is a relatively short distance from Hairmyres University Hospital and is surrounded by private residential property. The property sits within the local shopping centre and the adjacent occupier is Tesco Express and nearby occupier, William Hill Bookmakers.

### The Property

The subjects are formed within a two storey plus attic retail parade, with a large communal car parking area to the front.

### Accommodation

#### GROUND FLOOR

##### The Westwood Bar

Single bar area, with seating for approximately 50 persons and fitted bar servery. There are ladies and gentleman's toilets and a cellar area, storage and office. There is an external terraced seating area to the front.

#### UPPER GROUND FLOOR

Due to the sloping nature of the site, there are stairs from the car park up to the upper ground floor, which is at ground floor level to the rear.

##### Two Function Suites

There are two extensive function suites, each with their own bar serveries, which are linked by a rear cellar area. The larger function suite was a popular wedding venue and appears to have a seating capacity for around 150 persons.





The smaller function suite, which appears to have a seating capacity for around 100 persons, was historically a popular venue for sporting events. Both function suites have an occupant capacity of close to 500 persons in total.

There are extensive male, female and accessible toilets.

### **Kitchen**

Large commercial kitchen area.

### **Attic Accommodation**

At the attic level, there is storage and a “brides changing room” or green room for entertainers.

### **BEER GARDEN**

There is an extensive beer garden to the rear of the property, which also has access to a pedestrianised roadway, and leads round to the front car park.

### **Rateable Value**

The premises have a Rateable Value of £30,500 effective from 1st April 2023. Rates payable will be approximately half this figure (the basic rate poundage is 49.8p). A new occupier will have the right to appeal the Rateable Value.

### **Services**

We understand the property is connected to mains water, electricity, gas and drainage. Heating appears to be from a gas fired central heating system.

### **Premises Licence**

The premises operate under a premises licence. We anticipate the licence will be available for transfer to an incoming tenant.





## The Opportunity

This is an extensive licensed premises at the heart of the Westwood community in East Kilbride. The property has a number of licensed opportunities, including the existing use or part conversion to restaurant use, with the bonus of an extensive beer garden.

## Lease Terms & Rental

Our clients are seeking a guide rent of £53,000 per annum for a new lease. It is anticipated the lease will be for a minimum term of 10 years and a maximum term of 25 years, with rent reviews at 5 yearly intervals. The lease will be on a tenant full repairing and insuring basis.

## EPC

The property has an EPC rating of F. A copy of the EPC will be provided to interested parties.

## Viewing & Further Information

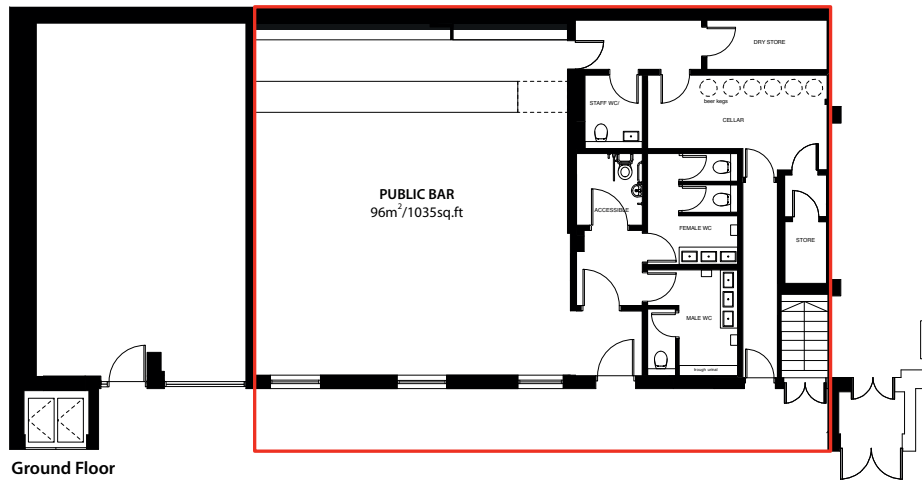
Strictly no approaches to be made to the property direct. For further information please contact CDLH.



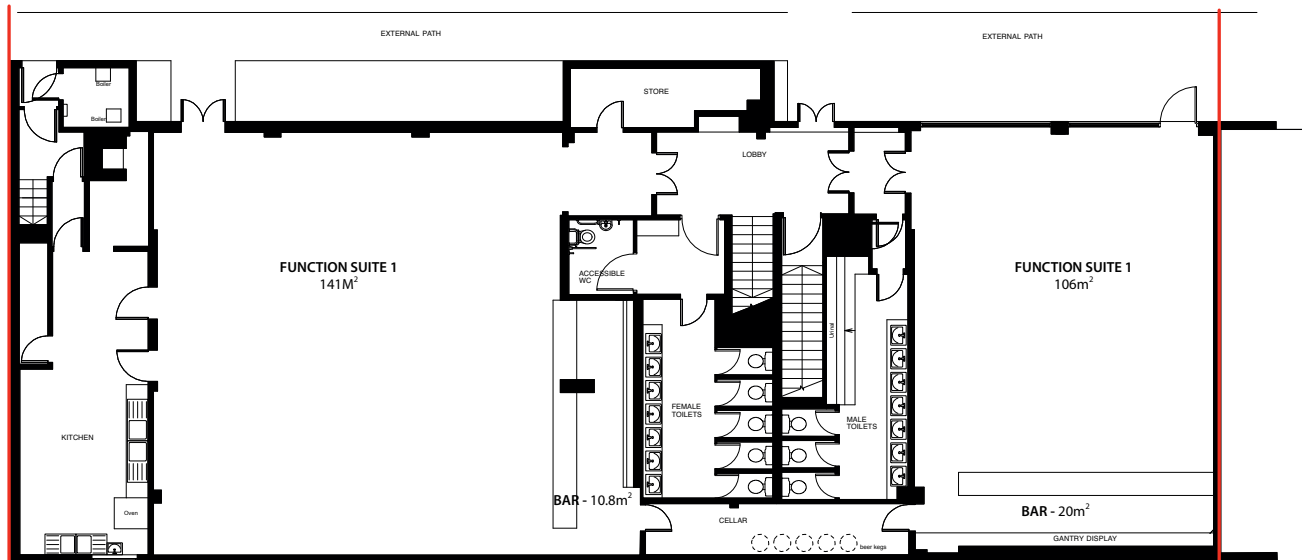


## Floor Plans

Illustrative only - not to scale



Ground Floor



First Floor

### Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Viewing - Strictly by appointment

For an appointment to view, please contact:

**Sharon McIntosh**

[sharon.mcintosh@cdlh.co.uk](mailto:sharon.mcintosh@cdlh.co.uk)

t: 0141 331 0650 (Option 2/3)

m: 07824 395 288



For further information, please contact:

**Alan Creedy**

[alan.creedy@cdlh.co.uk](mailto:alan.creedy@cdlh.co.uk)

m: 07901 001 911

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Or contact our Joint Agents :

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