

Unit 3 Lee Burn Court Retail Park
Nerston, East Kilbride G74 3XB

Stand Alone Restaurant Premises (Former Frankie and Benny's) TO LET (May sell)



- Established Retail Park close to National Covenants
- Detached building, prominent position
- 3,483 sq ft (324 sq m)
- Approx 125 covers plus large outside seating area
- Potential to split site / possible Drive Thru conversion option (STC)

Quoting rent: P.O.A

Location

The premises are well located on the Lee Burn Retail Park close to East Kilbride Town Centre with frontage onto the Kingsway (A749). There are a number of notable national and international occupiers locally including McDonald's, Subway, Dominoe's Pizza and a new 44 bedroom Premier Inn. On the adjacent retail park is a new B&Q, Next, Sainsbury and Burger King.

Description

A detached single storey building with good size frontage, central double doors for entry and providing approximately 123 covers plus further external seating to the side elevation. The ancillary area provides catering kitchen, preparation areas, walk in fridge and freezer, managers office, staff facilities and customer toilets.

Lease

To let on new full repairing and insuring lease for a term of years to be agreed.

INCENTIVES MAY BE AVAILABLE

Accommodation

Metric (sq m)	Imperial (sq ft)
324	3,483

Use

The premises benefits from A3 planning use with a current licence to serve alcohol until 11pm subject to usual restaurant conditions. Other uses maybe considered subject to usual consents being obtained.

Rental

RENTAL ON APPLICATION.

Rental payable monthly or quarterly in advance. A rent deposit may be required aside from normal quarterly rent.

Incentives may be available for a quick completion!!

Rates

Interested parties should contact Lanarkshire County Council for confirmation.

EPC

Available upon request

Legal Costs

Each party is to pay their own legal costs.

VAT

We understand that the property is elected for VAT.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

Local Authority

Lanarkshire Council

Viewings

All viewings are strictly by appointment through joint agents Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

Attn. Brian Chatfield

Tel. 01227 770587

Mobile: 07795 984598

brian@azurepc.co.uk

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