

Under
Offer



Location

Coatbridge has a population of over 43,000 persons and is located 8 miles east of the Glasgow. The scheme is accessed via the A8 and lies in close proximity to the M8 motorway, which connects Glasgow and Edinburgh.

The subjects form part of Showcase Leisure Park which is anchored by a 14-screen Showcase Cinema and 28-lane Hollywood Bowl. Other occupiers include McDonald's, KFC and The Barrbridge (Hungry Horse).

HIGHLIGHTS

- + Established leisure park on the outskirts of Glasgow
- + Adjacent to KFC and McDonald's
- + Located next to Showcase de Lux (14 screens) and Hollywood Bowl (28 lanes)
- + Detached ground floor unit
- + GIA approx 374 sq m (4,025 sq ft)

Description

The restaurant comprises a detached single storey building with rendered and wooden clad elevations beneath a tile roof. Externally there is a terrace space provided.

Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 150 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal area:

Ground Floor	374 sq m (4,025 sq ft)
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4. FRANKIE & BENNY'S, COATBRIDGE

Showcase Cinemas, Langmuir Road, G69 7RS

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Tenure

Held for a term of 24 years and 10 months with effect from 22nd November 1999 at a current rent of £90,000 per annum. The most recent annual service charge was £2,600.

A new lease may be available with the landlord.

Rateable Value

Rates payable £49,536

EPC

An EPC is in the course of preparation.

Viewings

All viewings must be arranged strictly by appointment with the sole agents Savills.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

VAT

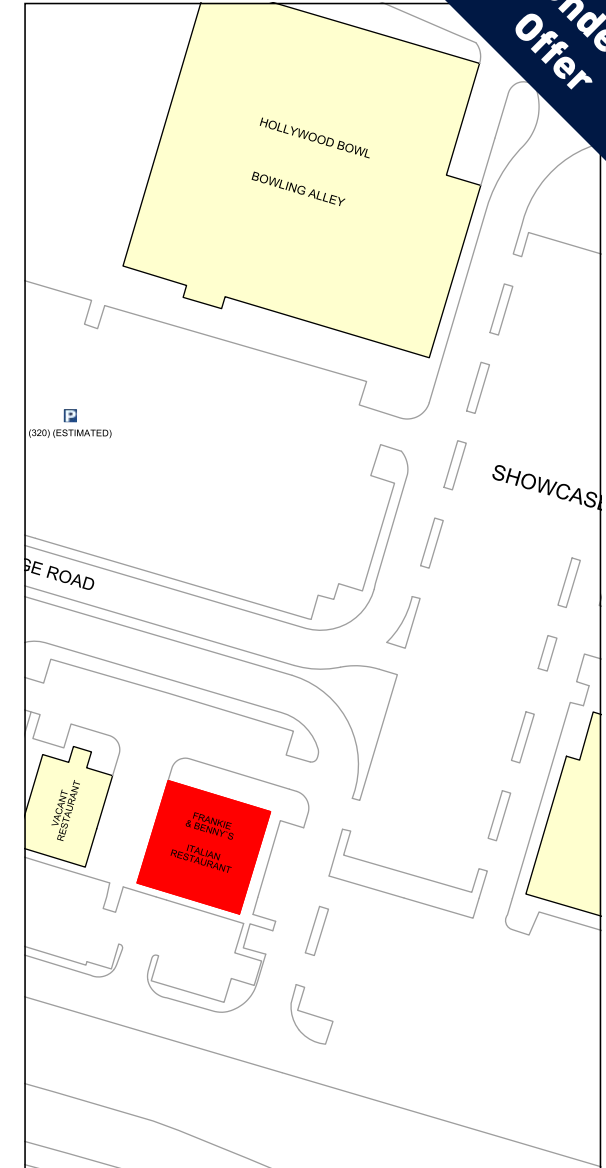
All figures quoted are exclusive of VAT.

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