


BUSINESS For Sale

 **15 Stewarton Street,
Wishaw, ML2 8AA**

-  Established business
-  High standard fit-out
-  Class 3 hot food premises
-  Self-employment opportunity
-  Town centre trading position
-  Gross sales over £10,000 pw

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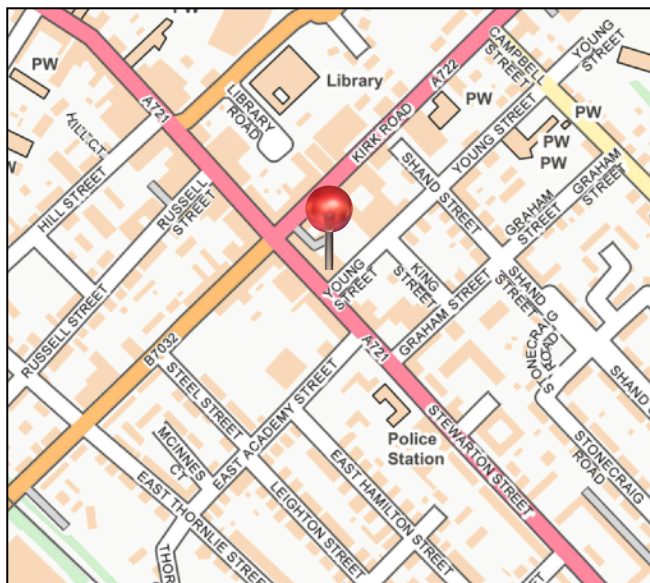


Viewing strictly by appointment with the sole selling / letting agents. Call **0141 291 5786**

Location

Wishaw is located in North Lanarkshire, approximately 15 miles south east of Glasgow and 2 miles east of Motherwell. The A73 and A71 link the town to the motorway and trunk road networks including the M8 and M74. Motherwell is situated approximately 2 miles to the west.

The property is located on the corner of Stewarton Street and Young Street. Stewarton Street forms an extension to Main Street, which is the principal retailing thoroughfare for the town. The property enjoys excellent public transport connections, with regular and bus services passing along Stewarton Road, whilst Wishaw Rail Station is only a few minutes' walk away. Nearby occupiers include William Hill, Aroma Coffee & Kitchen and Santander.



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Description

The subjects comprise a corner ground floor Class 3 hot food takeaway within a mixed use building of masonry construction under a pitched and slate tiled roof. The building is arranged over two floors providing retail accommodation on the ground floor and office space on the upper floor.

The takeaway is accessed via a single recessed pedestrian door which leads into the customers waiting area. Internally, the space is fitted out to a high standard in corporate branding. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation, conveyor gas fired pizza oven, pizza prep station and a range of stainless steel sink units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is covered in commercial vinyl, walls covered with splash backs and the suspended grid ceiling incorporates LED box

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales, chill rooms & ancillary	103.3	1112

Tenure

The lease is available by way of assignation, for the residual term of the lease, which expires in June 2043. There is a break option in April 2026. The current rent is £14,491 per annum. The rent is subject to an open market rent review in April 2026 and at 5 yearly intervals.

Trading Information

Pizza Project by The Original Mr Chef is an established boutique fast food and desserts takeaway business which benefits from Class 3 consent. The business is currently generating over £10,000 per week in retail sales - circa 50% of which are purely via Just Eat.

Pizza Project trades 7 days a week from 4pm to 11pm. Currently, 4 full time staff members are employed plus 2 part time. The bespoke menu the current operators offer is reflective of the success of the business and, in turn, benefits from high levels of repeat custom from locals. The current operators have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity.

Price

The business is offered for sale as a going concern to include goodwill, fixtures and fittings for offers in the region of £125,000 plus stock at valuation. Proof of sales will be made available to seriously interested parties post viewing stage.

Particulars

Rateable Value	£13,400
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own
Entry	On completion of legal formalities



