

Takeaway

TO LET / FOR SALE

kirkstone

BUSINESS SALE



163 Main Street, Wishaw, ML2 7AU

Greek food business for sale in Wishaw town centre

Summary

Tenure	To Let / For Sale
Available Size	542 sq ft / 50.35 sq m
Rent	£9,000 per annum
Price	Offers in the region of £95,000 The business is offered for sale as a going concern to include goodwill, fixtures & fittings.
Rates Payable	£2,539.80 per annum The occupier may be eligible for rates relief, subject to status.
Rateable Value	£5,100
EPC Rating	G (110)

Key Points

- Established turnkey business
- High standard fit-out
- Class 3 hot food premises
- Self-employment opportunity
- Town centre trading position

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Description

The subjects comprise a 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 three floors providing retail accommodation on the ground floor and residential accommodation on the upper floors.

The takeaway is accessed via a single flush pedestrian door which leads into the customers waiting area. Internally, the space is fitted out to a high standard in the business branding. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation 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 tiled, walls covered with splash backs and the suspended tile ceiling incorporates fluorescent strip lighting. To the rear there is a second food prep kitchen in addition to a store. The property also benefits from a fire exit to the rear car park which includes one allocated parking space.

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 north side on Main Street close to its junction with Belhaven Terrace, within the Town Centre. Main Street forms an extension to Stewarton Street and is the principal retailing thoroughfare for the town. The property enjoys excellent public transport connections, with regular and bus services passing along Main Street, whilst Wishaw Rail Station takes less than 10 minutes walk to reach. Nearby occupiers include The Terrace Cafe, Royal Bank of Scotland and Subway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	542	50.35
Total	542	50.35

Trading Information

Gyropolis Greek Traditional Grill House is an established food takeaway business which has been established for more than 5 years. 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 business trades Wednesday to Sunday from 4pm to 10pm. The current operators have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity. Proof of sales will be made available to seriously interested parties post viewing stage.

Offers

The business is offered for sale as a going concern to include goodwill, fixtures and fittings for offers in the region of £95,000 including stock.

Tenure



Viewing & Further Information



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The lease is available by way of assignation, for the residual term of the lease, which expires in 2029. The current rent is £9,000 per annum and there are no further rent reviews.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £5,100. The occupier may be eligible for rates relief, subject to status.

EPC

The property has an EPC rating of G. A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

VAT is not payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.

Entry

Entry will be available on completion of legal formalities.

