



Benkaz

Ref: 5265419

154 Station Road, Shotts, ML7 4BA

Freehold: Offers over £350,000

80 Covers

Refurbished to a high standard

Fully equipped commercial kitchen

Fully licensed

Car park (5)

Energy rating G

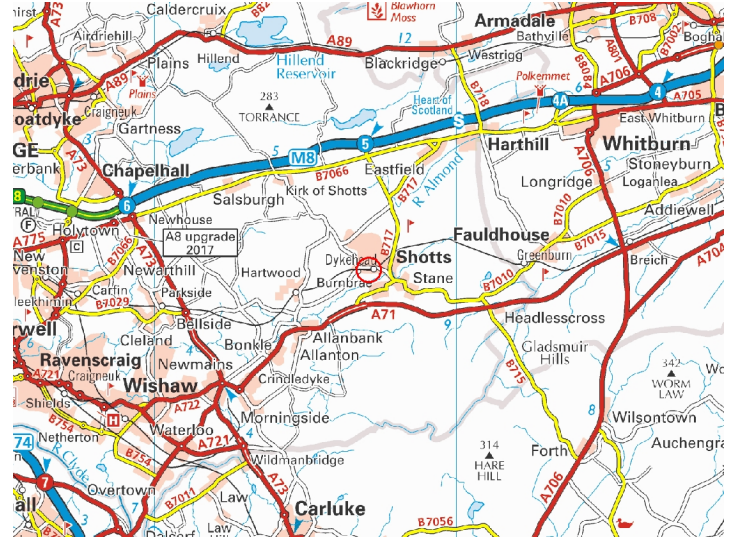


An excellent opportunity is now available to acquire a profitable family business. Our clients have owned the restaurant for 13 years and are looking to retire from the trade which allows for a new operator to grow an already successful business. The property has been extended and refurbished to a high standard and would suit a variety of concepts although it trades exceptionally well at the moment as an Italian restaurant.

Location

The business is located on Station Road in Shotts, a town in North Lanarkshire with a population of around 8,000. The M8, which links Edinburgh to Glasgow, is around 10 miles from the town centre and is easily accessed. To the south is the A71 which also connects Edinburgh to the M74.

Benkaz Italian Restaurant is part of the main leisure circuit within the town centre and is surrounded by retail shops, bars and takeaways. Shotts Golf Club is a short drive to the East.



Internal Details

A small ramp and stairs lead to the main entrance lobby area with the bar situated in front, as you enter. The main dining area has been refurbished to a high standard and can accommodate around 50 covers, with the spacious extension to the right accommodating an additional 30 covers.

There is also additional seating for around 20, an office, male and female toilets as well as a large fully fitted commercial kitchen which is located to the rear of the property.

The Opportunity

An excellent opportunity has become available to purchase a well known and popular business located in the town centre of Shotts. Our clients have owned the property since 2009 and have now reluctantly decided to sell to focus on other business interests.

Benkaz is well known for their freshly prepared chicken, beef, pizza and pasta dishes although the property would be well suited to a variety of different concepts.

Our clients boast great reviews via Google and TripAdvisor and have a built a great following on Facebook. The business website can be found here - <https://benkaz.co.uk/>

External Details

A detached single storey property and extension under a pitched and slated roof.

A car park is situated to the rear for around five cars. A small seating area to the side can accommodate 10.



Trading Hours

Monday - Closed

Tuesday and Wednesday
5.00pm to 11.00pm

Thursday - Closed

Friday
5.00pm to 11.00pm

Saturday and Sunday
3.00pm to 11.00pm

Trading Information

Full trading information will be provided to interested parties after a formal viewing.



Tenure

Freehold

Fixtures & Fittings

All fixtures and fittings are included within the sale (excluding any personal items).

Business Rates

According to the Scottish Assessors, the business qualifies for 100% rates relief under the 'small business bonus scheme'.

Regulatory

Premises Licence.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Simon Watson

Business Agent - Hospitality

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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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