

64 West Main Street
HARTHILL, NORTH LANARKSHIRE, ML7 5QD

THE SHOP

McEwan Fraser Legal are delighted to be able to present to the market this rare and unique fully fitted freehold retail unit. The unit is an excellent example of a modern well-fitted out shop unit and offers a high-quality space with retail fitments, food counters, food preparation space and display units. The business previously traded successfully as a Delicatessen and card/flower shop. Today the opportunity for a fast food outlet or many other high-yield business's is huge and by utilising its location, space and trading hours it could be developed into a plethora of successful different ventures.



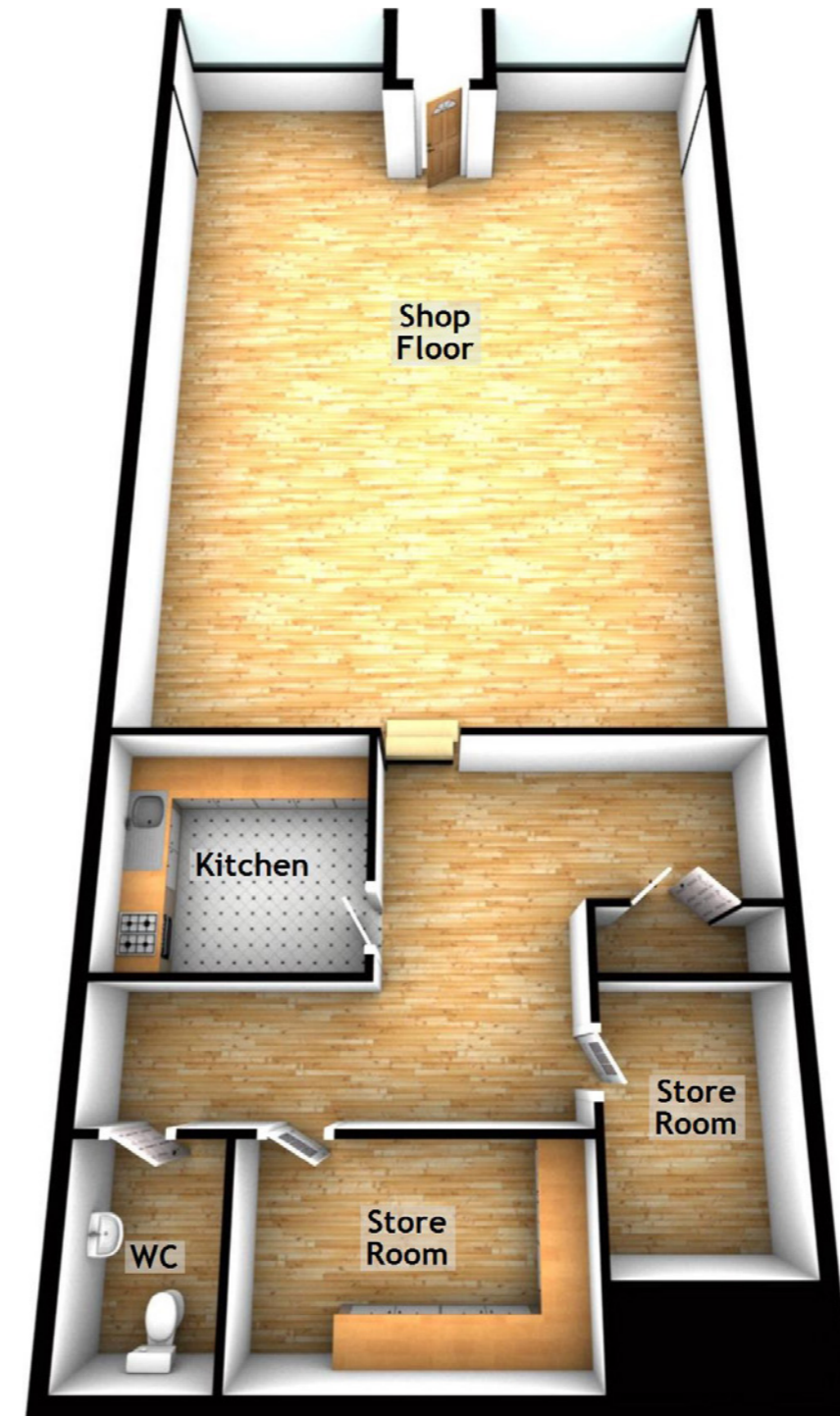


THE SHOP

It is clear the current owners have not held back in spending money in the creation of a well set up and attractive trading space with a staff area, food prep area, toilets and a stockroom. The shop floor space is a spacious size and again brings opportunity for a well-stocked shop. There are also two large window display areas. There is also an opportunity to reconfigure the place and develop a completely different format. Early viewing is recommended for seasoned traders, budding entrepreneurs, commercial space Buy-to-let investors, and those with an eye for a first-class business opportunity.



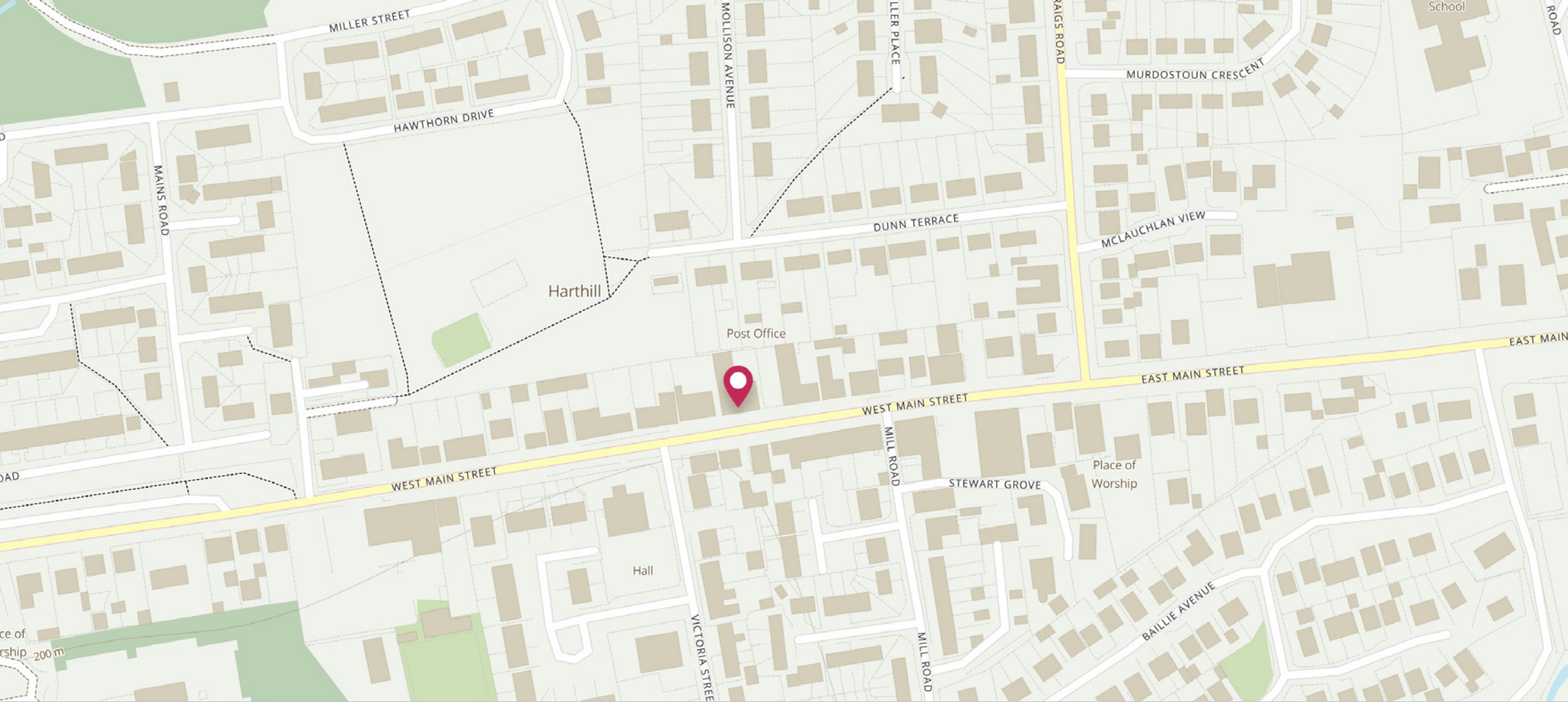




FLOOR PLAN

Approximate Dimensions
(Taken from the widest point)

Shop Floor	9.60m (31'6") x 7.65m (25'1")
Kitchen	3.00m (9'10") x 2.70m (8'10")
WC	2.35m (7'8") x 1.60m (5'3")
Store Room	3.75m (12'4") x 2.35m (7'8")
Store Room	2.94m (9'8") x 2.10m (6'11")



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
KEN MEISAK
 Area Sales Manager



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer



@mflcommercial



@mcewanfraserlegalcommercial



@mcewanfraserlegalcommercial