



## TO LET – HOT FOOD TAKEAWAY

21 Main Street, The Village, East Kilbride

### LOCATION:

Corner sited property at the junction of Main Street and Kittoch Street in The Village of East Kilbride. The Village has undergone extensive public and private redevelopment and improvement in recent years and is a thriving area of predominantly independent retailers and businesses, restaurants, takeaways and bars. Neighbouring and nearby occupiers include Burger Station, music shop, Zucca, Co-op, bridal shop, Olives & Pesto, Mata Hari. Pay and display parking is available on some streets and there are a number of car parks throughout the village.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
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## DESCRIPTION:

Part of the ground floor of a traditional stone built 2½ storey building with a more modern single storey extension to the side. The frontage has 2 display windows to Main Street and central door to generous takeaway waiting and serving area, with kitchen to the rear and store beyond with toilet. The side extension boasts 3 x large display windows and currently provides additional storage. The property is in need of refurbishment and modernisation and could be altered internally to make better and more efficient use of the available space.

## AREA:

96.65 sq m/1040 sq ft or thereby net internal area.



**RATEABLE VALUE:** £22,250

**EPC RATING:** Awaiting EPC

## RENT, LEASE DETAILS ETC:

A new lease is sought for a negotiable duration on standard, commercial, full repairing and insuring terms at RENTAL OFFERS OVER £21,000 per annum exclusive of VAT and local rates.

In the first instance, all offers should be submitted to Mr Cameron of this office.

## VIEWING:

STRICTLY by appointment through ourselves as agents.



**REF: R509 Prepared Oct 2018**

## NOTICE

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- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
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