

# FOR SALE

## ATTRACTIVE RESTAURANT INVESTMENT

EAST KILBRIDE, 2 ST JAMES COURT, G74 5QE

### LOCATION

The property is situated within Hairmyres only neighbourhood park. St James Park not only services the immediate catchment but also Jackton and Eaglesham.

Occupiers include Greggs, Lidl, Pizza Hut and Wizard of Paws.

### DESCRIPTION

The unit extends to the approximate areas:

#### LOWER GROUND

Public Bar:	1249 sq ft	(116 sq m)
Bar/Dining Room:	829 sq ft	(77 sq m)

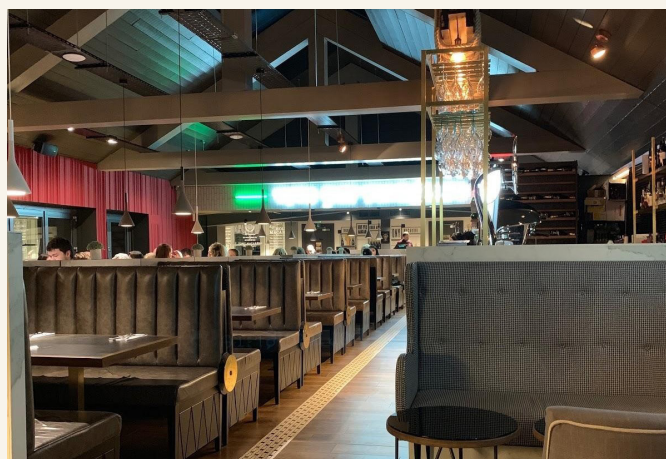
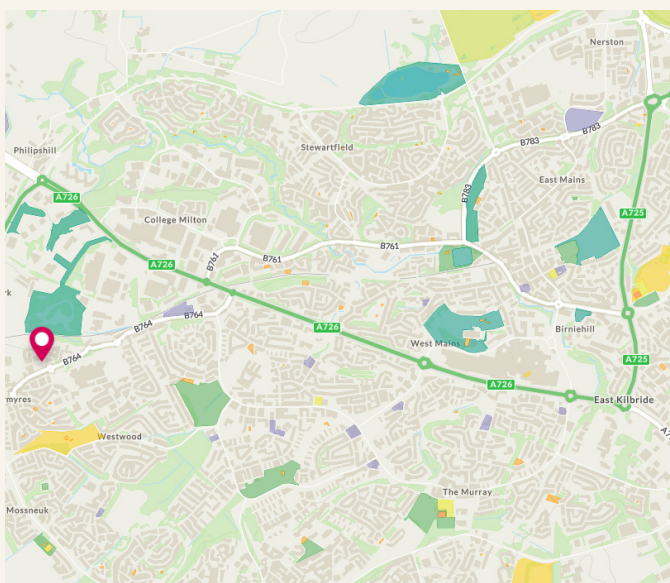
GROUND FLOOR	1249 sq ft	(116 sq m)
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#### FIRST FLOOR

Private Dining Room:	30 Covers
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TOTAL AREA	3237 sq ft	(300.72 sq m)
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The unit also benefits for an extensive beer garden and kids play area.



### LEASE

The property is leased to Tony Macaroni Group Limited from 3 October 2016 expiring 2 October 2031 with a current passing rent of £134,660 per annum, exclusive of VAT. The next rent review is due in 2026, with a fixed uplift to £145,066.

### TERMS

We are seeking £1.5M which equates to a net initial yield of 8.5%. after usual purchaser's costs.

### VAT

We are advised the sale will be subject to VAT being charged. We would expect the sale to be completed as a Transfer of a Going concern (TOGC).

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the Purchaser responsible for Land & Buildings Transaction Tax (LBTT) and Registration Dues.

### VIEWING

Strictly by the sole selling agents.

# 2 ST JAMES COURT EAST KILBRIDE



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