

# TO LET

## Fully Fitted Restaurant

Unit 12  
Westbourne Centre  
56 Kelburn Street  
Barrhead, Glasgow  
G78 1LR



### LOCATION

The Westbourne Centre is located in the town of Barrhead, which is situated approximately 9 miles to the south west of Glasgow city centre, within the district of East Renfrewshire. The property benefits from excellent transport links with Barrhead Train Station and numerous bus services in close proximity. There are also good road links with the M77 easily accessible via the A736. The town has a population of circa 20,000 persons.

Retail occupiers represented within the Westbourne Centre include Tesco, Poundstretcher, Barnardo's, Debra, Carpets & Flooring Barrhead and County Feed Pet Shop. Westbourne Centre also incorporates a business centre at first floor, accommodating a number of national and independent businesses. The Centre benefits from substantial customer car parking, along with excellent visibility from Kelburn Street, the main thoroughfare through Barrhead town centre.

### DESCRIPTION

The unit comprises a former Steak House restaurant at lower ground level of the Westbourne Centre. The property is fully fitted including a large modern open plan restaurant with commercial grade kitchen including full extraction system, customer toilets, and separate bar lounge area. Fixtures and fittings can be included if required.

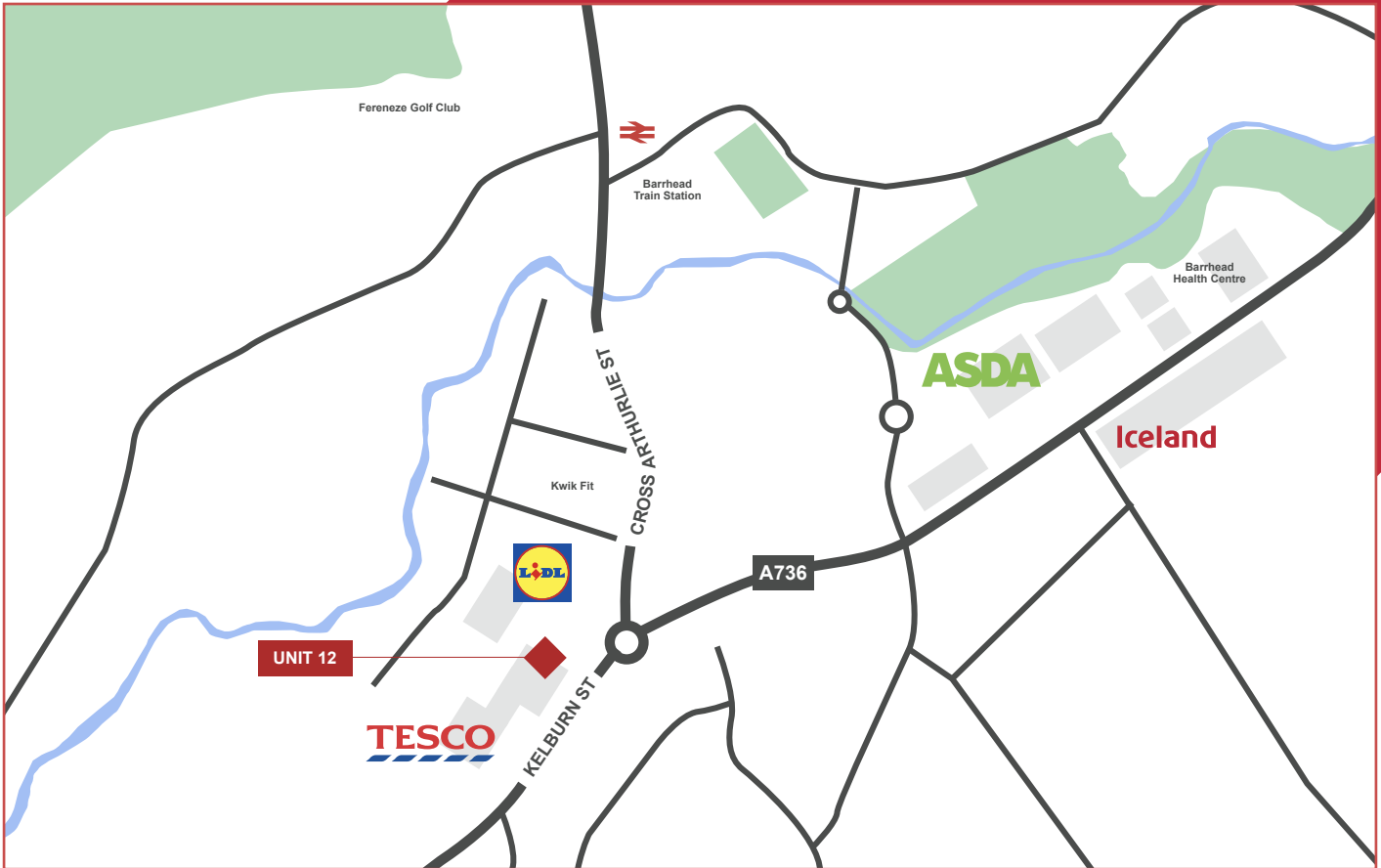
### ACCOMMODATION

The unit is contained all at lower ground floor level and extends to approximately:

AREA	SQ FT	SQ M
Ground	3,600	334



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## PLANNING

The unit benefits from a full Class 3 consent including takeaway.

## TENURE

The subjects are available on a new Full Repairing and Insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

## RENT

Rental offers in the region of £30,000 pa ex VAT are sought.

## RATEABLE VALUE

We are informed by the Local Rating Authority that the rating assessment is as follows:

Rateable Value £22,000 pa  
Rates Payable £10,956 pa

## LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

**Syme**  
PROPERTY CONSULTANCY  
**0141 285 7945**  
[www.symeproperty.co.uk](http://www.symeproperty.co.uk)

**Donald M Syme**  
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