



PROMINENT SHOPPING CENTRE UNIT WITH CLASS 3 RESTAURANT PLANNING CONSENT

- > PRIME FULLY FITTED SHOPPING CENTRE FOOD OUTLET
- > ESTABLISHED SHOPPING CENTRE LOCATION
- > LOCATED NEXT TO EAST KILBRIDE BUS STATION
- > RENT: £40,000 PA
- > PREMIUM: OFFERS INVITED FOR EXISTING M&E

LEASE FOR SALE

STRICTLY PRIVATE AND CONFIDENTIAL, STAFF UNAWARE

UNIT 2-4, PRINCES MALL, EAST KILBRIDE, G74 1JU

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LOCATION

East Kilbride is located approximately 6 miles southeast of Glasgow city centre. Princes Mall East Kilbride is a major retail destination in the town, and is Scotland's largest covered retail and leisure destination, offering a wide range of restaurants and entertainment options as well as both local and national retailers including H&M, JD Sports, and Primark. It is easily accessible by various means of transportation. The M77, M74, and M8 motorways are all in close proximity to the unit and provide excellent access to the rest of the West of Scotland.

The subjects are situated in a prominent location within the mall, in close proximity to East Kilbride Bus Station. As such the subjects benefit from a high amount of passing footfall.

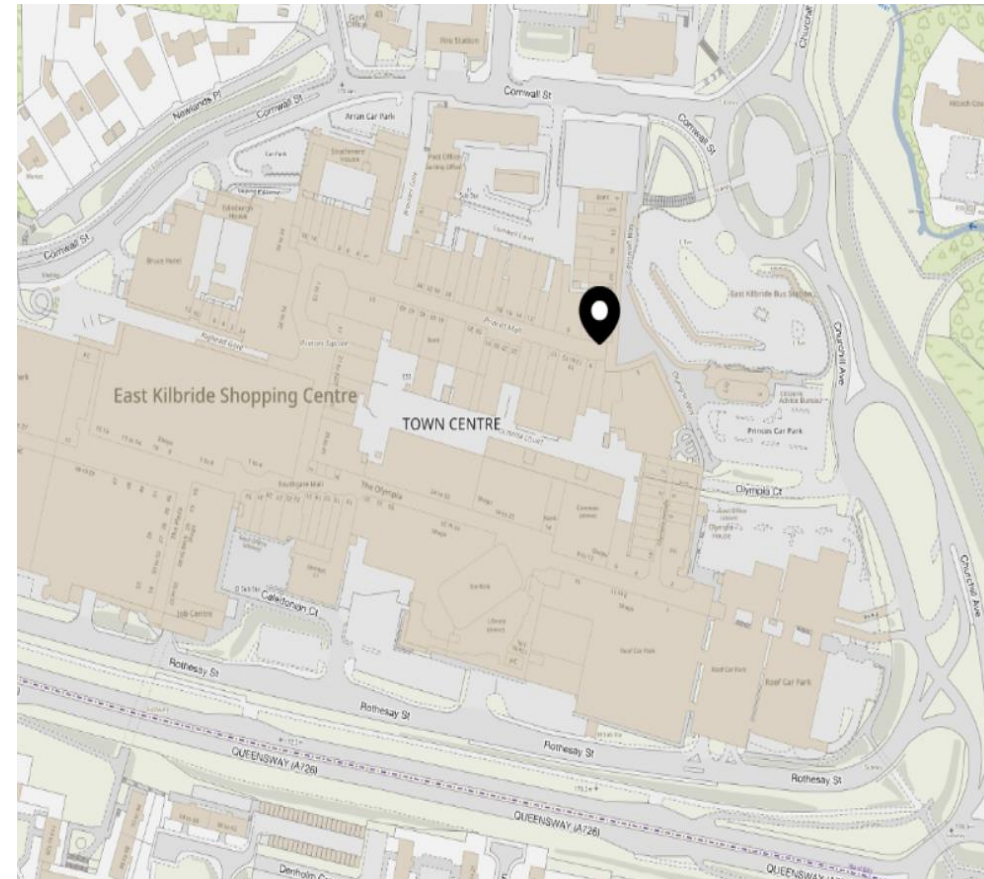
DESCRIPTION

The subjects comprise a fully fitted Class 3 Restaurant corner unit, located within Princes Mall, East Kilbride.

Internally, the unit has undergone substantial investment, resulting in a well-designed and spacious interior. The open floor plan allows for flexible usage, accommodating both tabled seating and booth seating areas. The unit also includes dedicated counters for serving customers.

Additionally, there are food preparation stations and refrigeration units located towards the rear. Male and female W/C are also provided.

The subjects benefit from dual frontage and access from both within the mall itself and via Olympia Way



LEASE TERMS

- Currently leased on an FRI basis to Alderforce SC Limited t/a Kentucky Fried Chicken (KFC)
- 20 year lease from the date of entry, 28th May 2019
- Passing rent of £40,000 per annum
- Our clients intention is to assign their leasehold interest in the subjects
- Further lease information can be made available to seriously interested parties upon written request.
- Offers are invited for the benefit of the existing M&E. A full itemised list is available to seriously interested parties upon request.

PLANNING

We understand the property has the appropriate planning consents for their existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming operator to satisfy themselves in this respect

ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Ground Floor	197.5	2,125
TOTAL	197.5	2,125

The above areas, which have been calculated from on site measurements have been calculated on a Gross Internal area in line with the RICS Property Measurement Professional Statement (2nd Edition) and the RICS Code of Measuring Practice (6th Edition).

LEGAL COSTS

Please note that each party will be responsible for their own legal costs, relative to any assignation/ sub – lease.



ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be made available upon request.

RATEABLE VALUE

The subjects are currently entered in the current valuation roll at £26,250. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



For further information or viewing arrangements please contact the sole agents:
Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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