

**RESTAURANT /
SHOP FOR SALE**



88

**MAIN STREET
UDDINGSTON
G71 7LR**

**Griffin
Webster
0141-248-7808**

Location

Uddingston only has one shop vacant on the entire length of Main Street and this has no agents board on it so may be gone already. Need we say more?

The premises are next door to Stefano's famous Italian Restaurant and surrounded by a good mix of local and multiple retailers and funeral directors.

Description

Split shop within a nice red sandstone tenement – forgive the photograph it had been raining and the shop was not open when the shot was taken!

There is a decent sized frontage, with clear retail / customer space behind which are excellent storage, staff and customer and toilet facilities.

Dimensions & Areas

Gross Frontage	6.2 m	20 ft 4ins
Internal Width	6.0 m	19 ft 8ins
Sales Depth	10.21 m	33 ft 6ins
Sales Area	57 sq m	613 sq ft
Back Up	65 sq m	699 sq ft
Total	122 sq m	1312 sq ft

Planning

Trading as Ding's Restaurant the property has a full restaurant consent. Currently there is no alcohol sold on or from the premises.

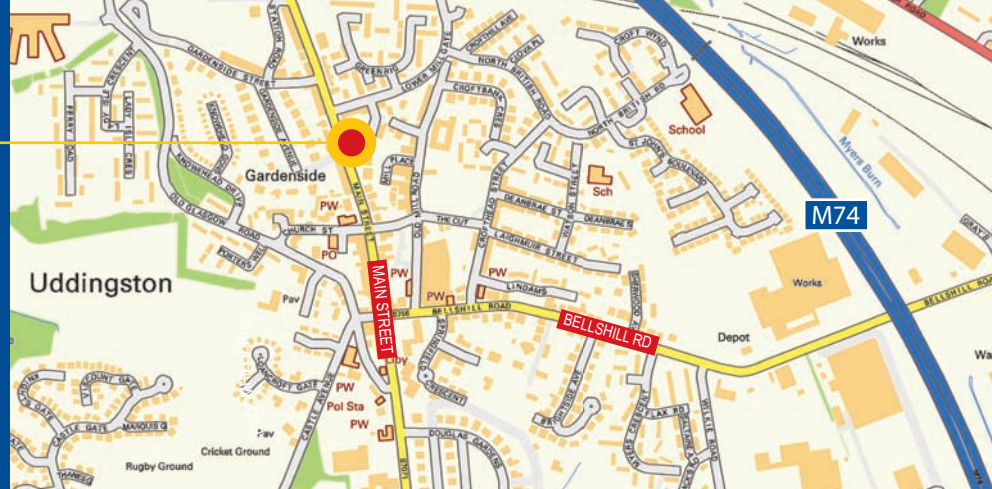
Rating

RV £15,200 - for many businesses there will be reduced rating liability.

Lease Terms

The heritable (freehold) interest is available at a price in the region of £260,000.

Alternatively the premises are offered on full repairing and insuring terms for as long as the ingoing tenant wants subject to a minimum period of 3 years and we expect rental offers in the region of £25,000 pa.



Further Information

For further details of viewing, site conditions, planning and disposal terms please contact sole agent:

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