



TAKEAWAY/RESTAURANT OPPORTUNITY

LADYWELL EAST ROAD, LIVINGSTON, EH54 6AG

Smith &
Cough
BUSINESS ASSOCIATES

HOT FOOD TAKEAWAY/ RESTAURANT OPPORTUNITY

- 2 adjoining retail units with Class 3 hot food consent
 - Available individually or as one larger unit
 - Approx sizes: Unit 1- 740 SqFt; Unit 2- 709 SqFt; (Total 1,449 SqFt)
 - Forming part of retail parade within local commercial centre
 - Within densely populated residential area
 - Large customer car park to front
 - New sub-lease. Incentives available
 - EPC Ratings pending
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Leasehold



LOCATION

The subjects benefit from a prominent roadside position within a local commercial centre on Ladywell East Road, which lies within the Ladywell area of Livingston in West Lothian, Scotland.

Surrounding operators include Marini's, Indigo Sun, Livingston Car Wash and Don Pollo Piri Piri restaurant. The subjects benefit from a large, free of charge customer car park to the front, as well as a prominent, road-side advertising board.

Ladywell is a densely populated residential area within the new town of Livingston, which is the largest town in West Lothian with a population of approximately 57,000.

Livingston offers a range of attractions and amenities including a cinema, bars, restaurants, supermarkets, sports and leisure facilities, banks, building societies and professional services. The town is a popular retail destination with a range of shops from High Street favourites to local retailers, as well as the Livingston Designer Outlet.

The town is ideal for commuters with excellent links to the M8 motorway to Edinburgh (17 miles) and Glasgow (33 miles), as well as frequent bus and rail services.

THE PROPERTY

The subjects comprise part ground floor of this purpose built, single storey, part brick/part steel clad property, under a pitched corrugated steel roof.

DESCRIPTION

The subjects benefit from a large display frontage, with unit 2 having return frontage on the side. There is space for large prominent signage above. The units benefit from electric roller shutters. The subjects are currently in shell condition ready for fit out and according to architects plans they extend to the following gross internal areas:

Unit 1: approx. 69 SqM (740 SqFt)

Unit 2: approx. 66 SqM (709 SqFt)

PLANNING

We have been advised that both units benefit from Class 3 (Sui Generis) hot food consent.

SERVICES

The unit will be provided with capped off services to include water/electricity/gas.

RATES

The units will require to be assessed for rating purposes upon completion of the fit out.

TENURE

Our client is offering the subjects on a new full repairing and insuring (FRI) sub-lease for a negotiable term. Further rental information is available on request.

INCENTIVES

Our client may be prepared to offer a variety of incentives to an incoming sub-tenant by way of stepped rent / rent free period

EPC

A copy of the Energy Performance Certificate is available on request. The ratings are pending.

VIEWING & FURTHER INFORMATION

Jonathan Clough

07500 700 283 • 0141 404 0087

jonathan@smithandclough.com

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DATE OF PUBLICATION SEPTEMBER 2020

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