

LEASE FOR SALE

**Prominent Shopping Centre
With Class 3 Restaurant
Consent**

NIA: 197.5 Sqm (2,125 Sqft)

**Prime Fully fitted shopping centre
food outlet**

**Established shopping centre
location**

**Located next to east Kilbride Bus
Station**

Rent: £40,000 p.a.

**Premium: Offers Invited For
Existing M&E**



[CLICK HERE FOR LOCATION!](#)



UNIT 2-4, PRINCES MALL, EAST KILBRIDE, 74 1JU

CONTACT:

**Adam Honeyman MA (Hons) MRICS
Calvin Molinari BSc (Hons) MRICS**

**a.honeyman@shepherd.co.uk
c.molinari@shepherd.co.uk**

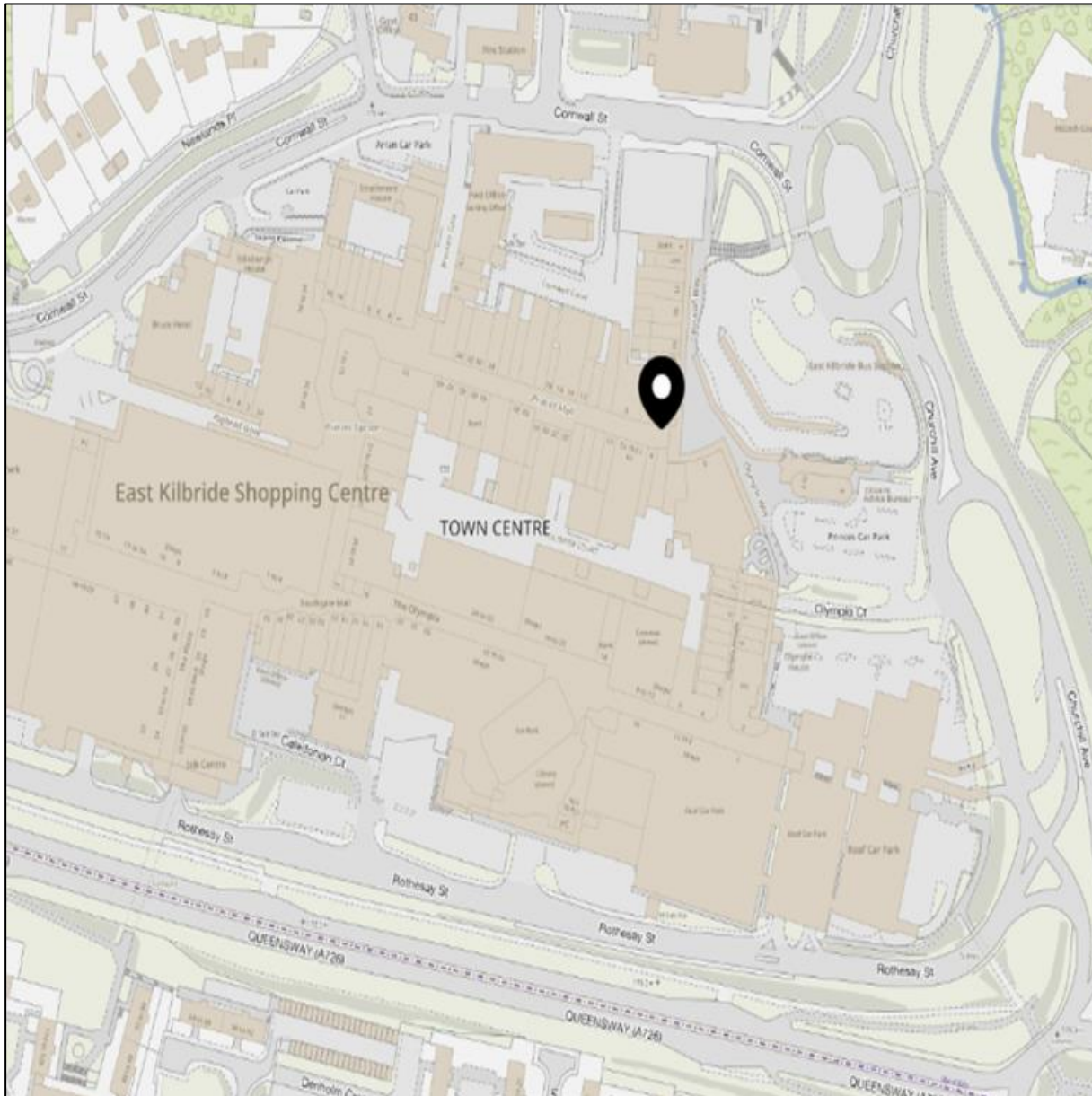
**| 0141 331 2807 – 07720 466035
| 0141 331 2807 – 07920 824408**





Location & Description

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



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 Information & Planning

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



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 floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £26,250. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. REVISED: November 2024.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Adam Honeyman

a.honeyman@shepherd.co.uk
M: 07720 466035



Calvin Molinari

c.molinari@shepherd.co.uk
M: 07920 824408

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



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.

shepherd.co.uk

