

TO LET

HIGHLY PROMINENT ROADSIDE UNITS SUITABLE FOR HOT FOOD TAKEAWAY

- HIGHLY PROMINENT TOWN CENTRE POSITION ■
- DEDICATED CAR PARKING ■
- ADJACENT TO **KFC, PIZZA HUT, BURGER KING, TRAVELODGE, DOMINOS PIZZA** ■
AND **BLOCKBUSTER**

SOUTH MUIRHEAD ROAD, CUMBERNAULD, G67 1AX

LOCATION

The subjects occupy a prominent position on South Muirhead Road, adjacent to Central Way which is the main arterial route for traffic travelling through Cumbernauld Town Centre.

The subjects are situated adjacent to an existing KFC and Pizza Hut Restaurants.

There is a high volume of passing traffic as well as pedestrian footfall in the area.

Other occupiers nearby include Burger King, Asda, McDonald's, Blockbuster Video, Dominos Pizza and Farmfoods.

DESCRIPTION

At present the development provides two ground floor units each extending to approximately 1250 sqft.

Our clients propose to sub divide one of the units to provide the following scheme areas;

Unit 1 (existing)	1250 sqft	116 sqm
Unit 2 (proposed subdivision)	58.06 sqm	625 sqft
Unit 3 (proposed subdivision)	58.06 sqm	625 sqft

RATING

The subjects will require to be separately assessed for rates.

LEASE TERMS

The subjects are available on a new full repairing and insuring lease for a term to be agreed.



RENT

Available on application.

PLANNING

The subjects benefit from hot food takeaway consent, although alternative uses may be considered.

ENTRY

By agreement.

VIEWING & FURTHER INFORMATION

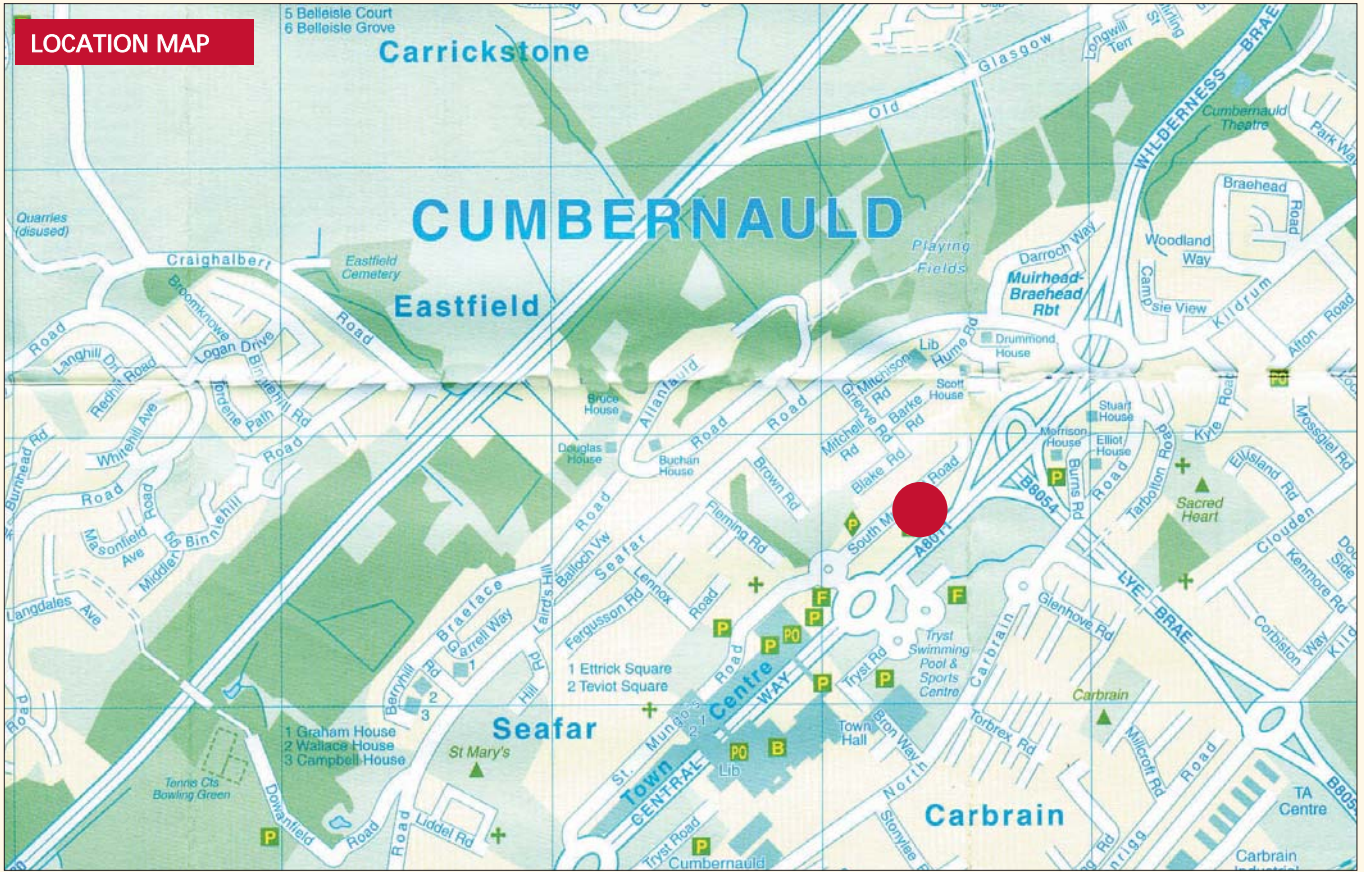
Viewing is strictly by appointment

For further information or to arrange to view the premises, please contact John Miller on 0141 248 6611.

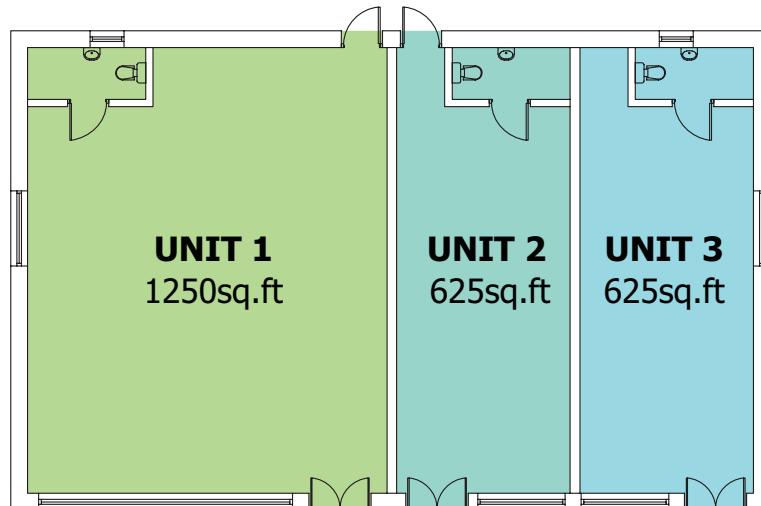
john@culverwell.co.uk

Culverwell

PROPERTY CONSULTANTS



FLOOR PLANS



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

Culverwell Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 and are advised to do so;
- no person in the employment of Culverwell Ltd has any authority to give representation or warranty whatever in relation to this property;
- all prices, rents and premiums quoted are exclusive of VAT at current rate.