

## TO LET

### FULLY-FITTED RESTAURANT UNIT

Unit 3, Avondale House Phoenix Crescent, Strathclyde Business Park, ML4 3NJ



#### LOCATION

Strathclyde Business Park is Scotland's Premier Business Park and home to over 240 companies employing approximately 6,300 staff.

Positioned in the heart of Scotland's Central Belt, Strathclyde Business Park provides 1.4 million sq. ft. of business and lifestyle space. With 155 acres of mature parkland, incorporating stunning water features, the Park offers companies an unrivalled range of high quality flexible office space from 150 – 74,000 sq.ft. Approximately 1/3<sup>rd</sup> of Scotland's population is within a 35 minute drive time of the Park.

## Accommodation

The property comprises a fully fitted restaurant unit, finished to a high standard. The unit is configured over ground floor only plus a separate kitchen which is also fully equipped:

Restaurant Unit           160+ covers  
Large separate fully-equipped kitchen

## Rent

Upon application.

## Rating

We have been verbally advised by the Rates Authority that the Rateable Value of the property with effect from 1 April 2023 is £13,300.

## Energy Performance Certificate

Energy Performance Certificate rating is available upon request.

## VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

## Term

The property is available on a new full repairing and insuring lease.

## Planning

The unit benefits from Class 3 (Restaurant) consent and previously trading with an alcohol licence.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for the Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing & Further Information

All viewings and further information is strictly via the sole letting agents.



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**Subject to Contract**  
**Date: June 2023**

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