



Location

Located in the Lee Burns Court retail park north of East Kilbride town centre with a frontage to Kingsway (A749).

Lee Burns Court comprises a prominent roadside retail park with occupiers including McDonald's, Subway, Domino's Pizza, Table Table and a 44 bedroom Premier Inn. To the north is a new B&Q store and the Kingsgate Retail Park which comprises a Nike, Next, Sainsbury's, M&S Simply Food and Burger King.

HIGHLIGHTS

- + Established retail park in East Kilbride
- + Nearby occupiers include Premier Inn, Table Table, McDonald's, Domino's Pizza and Subway
- + Accommodation at ground floor level
- + GIA approx. 324 sq m (3,483 sq ft)
- + Potential drive thru conversion subject to consent

Description

The restaurant comprises a detached single storey steel framed building of brick elevations beneath a part tiled and part flat roof.

Accommodation

The premises are configured to provide accommodation all at ground floor level. When trading, the unit was laid out to provide seating for circa 123 covers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, staff facilities, managers office and customer toilets. Externally there is seating to the side elevation.

Approximate Floor Areas

The property has the following approximate gross internal areas.

Ground Floor	324 sq m (3,483 sq ft)
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10. FORMER FRANKIE & BENNY'S, EAST KILBRIDE

Unit 3, Lee Burns Court G74 3XB

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Tenure

Held for a term of 25 years with effect from 27 April 2007 at a current rent of £87,000 per annum subject to an upwards only review on 27 April 2022 and five yearly thereafter. The lease benefits from a tenant break option on 26 April 2023 upon at least six months previous written notice. There is no service charge.

Rateable Value

2017 £108,500

EPC

An EPC is in the course of preparation.

Viewings

This unit is currently closed so all viewings must be arranged by prior appointment via the sole selling agents Savills.

Photography

Please note that the photography included within the brochure was taken whilst the premises were still trading. The property has since ceased trading so all signage and any external furniture has been removed from the premises.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Fixtures & Fittings

Most loose fixtures and fittings have been removed from the property. This includes all loose tables and chairs, some bench seating and certain items of kitchen equipment. All branded signage have been removed from the property but should any items remain on site then they are not permitted for use by the incoming occupier.

VAT

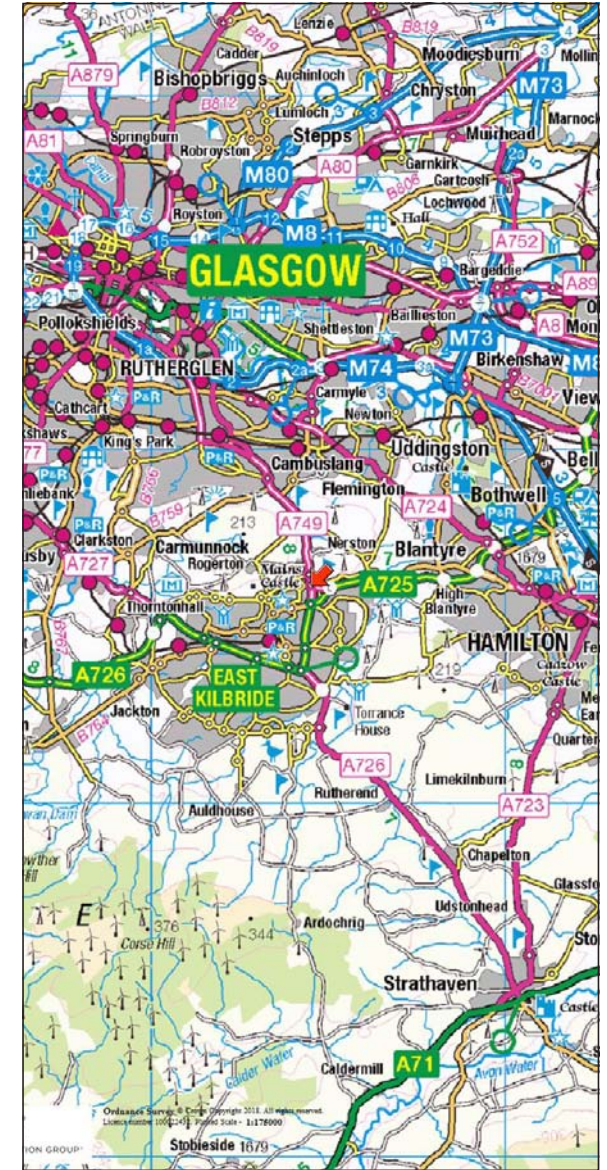
All figures quoted are exclusive of VAT.

Contacts

Stuart Stares
Tel 020 7299 3088
Mob 07807 999841
Email sstares@savills.com

John Menzies
Tel 014 1222 4126
Mob 07808 479265
Email john.menzies@savills.com

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