

FOR SALE

EXCELLENT FULLY FITTED RESTAURANT & HOT FOOD TAKEAWAY (CLASS 3)

Ryden



SIZZLERS & PIZZANOVA
7-9 MAIN STREET
ALEXANDRIA G83 0ER

- Attractive and fully fitted 26 cover restaurant
- Fully fitted takeaway
- Comprehensively refurbished with high quality fixtures and fittings throughout
- Prominent main road location
- Rates free to qualifying tenants
- Total GIA: 92 sq m (1,000 sq ft)

GET IN TOUCH

CONTACT Douglas Lambie

TELEPHONE 07909 092642

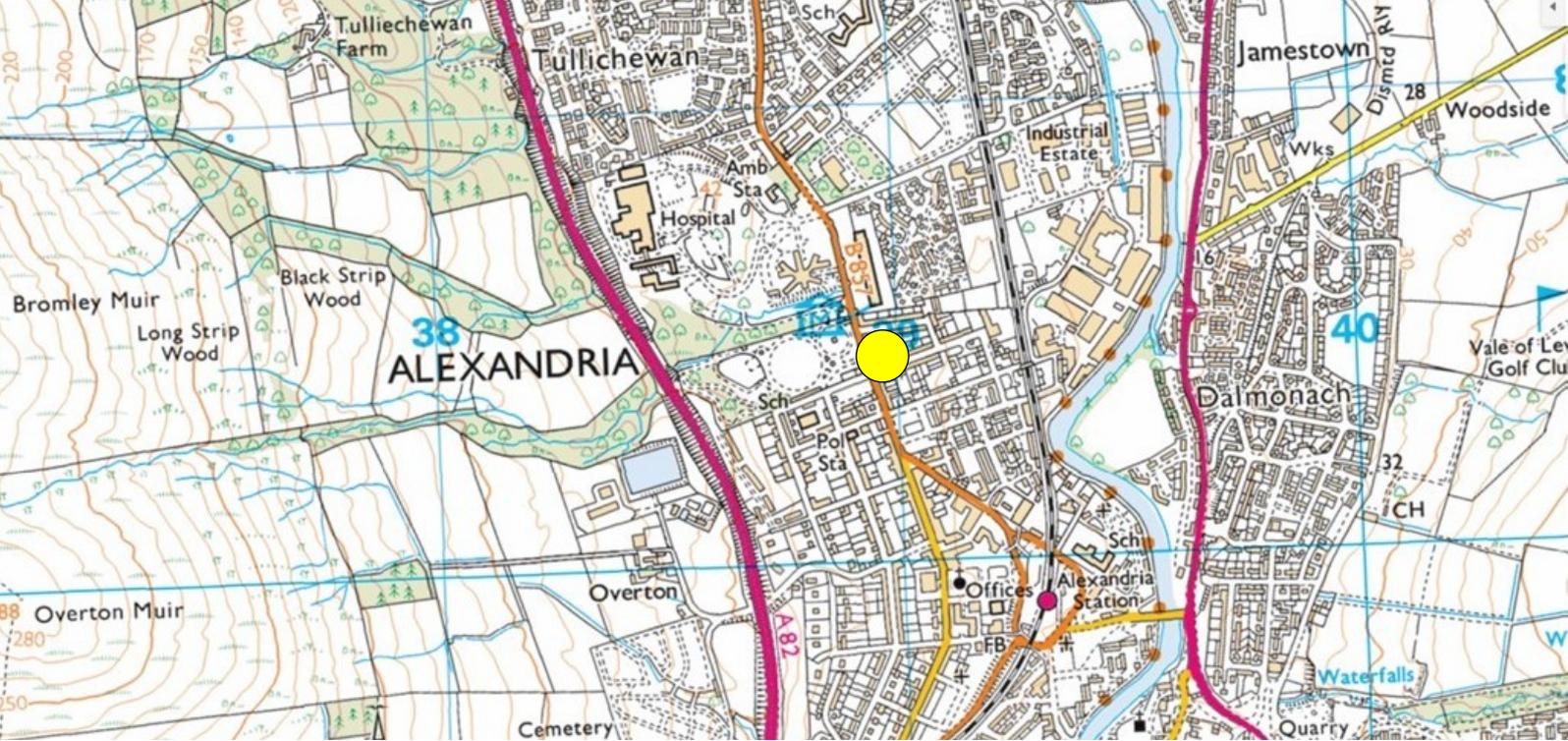
EMAIL douglas.lambie@ryden.co.uk

Viewing is strictly by arrangement with the sole letting agent

GLASGOW
130 St Vincent Street
G2 5HF
0141 204 3838



ryden.co.uk



SIZZLERS & PIZZANOVA

7-9 MAIN STREET
ALEXANDRIA G83 0ER

PROMINENT MAIN ROAD LOCATION

LOCATION

Alexandria is the largest town in the Vale of Leven, having a population of approximately 13,444 (2001). Along with the nearby towns of Balloch, Bonhill, Jamestown and Renton, the combined population is over 20,000.

The subjects are situated on the east side of Main Street (B857) at its junction with Wilson Street and benefits from extensive, prominent main road visibility. The subjects lie close proximity to the A82, the main thoroughfare connecting Loch Lomond to Glasgow and the M8 motorway network. There are regular bus services and the town benefits from a train station.

DESCRIPTION

The property comprises two adjoining retail units with separate customer entrances. One unit is fitted out as Pizzanova Restaurant, the other as Sizzlers takeaway. Internal access enables one commercial kitchen to serve both the restaurant and takeaway.

Pizzanova is an attractive 26 cover restaurant which has been comprehensively refurbished with new fixtures and fittings throughout. The walls are plastered and painted with hardwood overlay flooring and with lighting from recessed spotlights. Refurbished, fully tiled customer toilets are situated at the rear of the restaurant..

Sizzlers has also been comprehensively refurbished with a modern, good quality fixtures and servery equipment. The commercial kitchen serves both the restaurant and hot food takeaway and is capable of preparing a high volume of meals.

ACCOMODATION

The subjects have the following approximate areas:-

WIDTH	10.8 m	35 ft
DEPTH	8.6 m	28 ft
TOTAL GIA	929 sq m	(1,000 sq ft)

TENURE

Outright ownership.

PRICE

Offers in the region of £110,000 exclusive of VAT are invited.

RATEABLE VALUE

No.7 Main Street (Sizzlers) is currently entered in the Assessor's Valuation Roll as having an RV of £2,800.

No.9 Main Street (Pizzanova) is currently entered in the Assessor's Valuation Roll as having an RV of £2,800.

Under the Small Business Scheme, properties with an RV below £15,000 may qualify for 100% relief on rates payable, depending on individual circumstances.

ENERGY PERFORMANCE CERTIFICATES (EPC)

Available upon request.

PLANNING

We understand that the subjects have a Class 3 (hot food) consent.



LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transaction Tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Date of Revision: February 2020

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