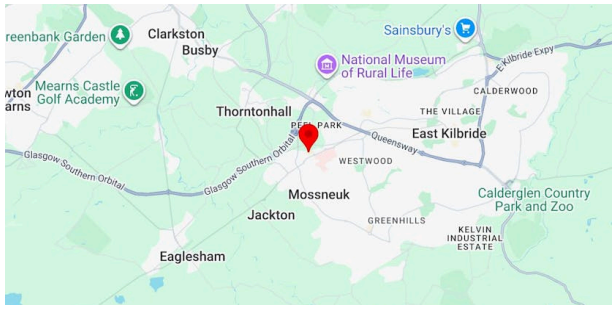


35 St. James Avenue, East Kilbride, G74 5QD

A3 (Restaurants and Cafes), Takeaway For Sale Offers in excess of £60,000

Immaculate Fish & Chip Shop, Pizza Takeaway Business in East Kilbride.

scottishbusinessagency.co.uk



35 St. James Avenue, East Kilbride, G74 5QD

Summary

- Price: Offers in excess of £60,000
- Business rates: Qualifies for 100% small business rates relief
- Legal fees: Each party to bear their own costs

Further information

- View details on our website
- View Microsite

Contact & Viewings

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07412 968 007
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josh@scottishbusinessagency.co.uk

Key Points

- Turnover average £7,500 Per Week
- Fully fitted and trading condition
- Annual Rent £35,000
- No rates payable
- Hugh delivery radius in one of Scotlands largest towns

Description

Quintiliani's is a fully fitted and well-presented food and drink operation, offered to the market in true turnkey condition. The premises are currently trading and require no immediate capital expenditure, allowing a purchaser to continue operations seamlessly from day one.

The cooking suite is comprehensively equipped to support a high-volume offering, featuring a 3-pan range, pizza oven and walk-in chiller, alongside all necessary fixtures and fittings. The layout has been designed to accommodate both takeaway and small amount of sit-in trade, providing flexibility across multiple revenue streams.

Location

Quintiliani's is situated within East Kilbride, Scotland's largest new town, benefiting from a strong and affluent local catchment. The nearby train station provides direct access to Glasgow city centre, supporting both local and commuter trade. Ongoing redevelopment and investment in the area continue to enhance its appeal, driving increased footfall and long-term growth. This presents an excellent opportunity for a hands-on operator to capitalise on both established demand and future potential within a busy and improving location.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.
AML: In accordance with the Money Laundering Regulations 2017, all purchasers will be required to provide proof of identity, address, and source of funds prior to any transaction proceeding. Additional information may be required for corporate entities, including details of beneficial ownership. We reserve the right to request such information at any stage.





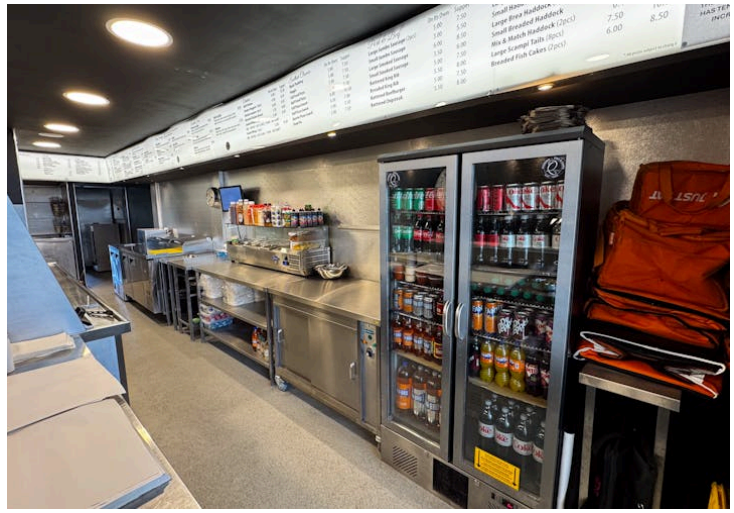
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Store is
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Agria
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