

TO LET

“19th Hole” Sports Bar

4 Bellshill Road, Uddingston, Glasgow, G71 7HE



LOCATION

4 Bellshill Road is situated in the town of Uddingston, South Lanarkshire, within Greater Glasgow. The property occupies a prominent position within the town centre, benefitting from good pedestrian and vehicular footfall and close proximity to a range of complementary retail, leisure and hospitality occupiers, as well as excellent transport links via the surrounding road network and Uddingston railway station.

DESCRIPTION

The subjects comprise a well-established public house / sports bar, known as the “19th Hole”, arranged over ground floor level with an attractively fitted timber-panelled bar server, fixed seating and stool areas, and dedicated space for sports viewing screens. The unit benefits from a fitted commercial bar, associated back-of-house facilities and customer toilets. The property is offered to let as a going concern trade fit-out, as shown in the photographs above.

ACCOMMODATION

We understand from measurements provided that the unit extends to the following approximate gross internal area:

Area	1,230 sq ft (114.3 sq m)
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TERMS

Rent	£25,000 per annum, exclusive
Rateable Value	£20,500
VAT	The property has been elected for VAT, which will be charged on the rent at the prevailing rate
Licence	A premises licence will require to be applied for by the incoming tenant
Tenure	Leasehold. A new lease is available on negotiable terms

VIEWING

Strictly by appointment through the sole letting agents, Breck Property Consultants:

Alan BW Stewart

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0141 229 5494

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