

Benkaz

154 Station Road
Shotts
ML7 4BA

Freehold: Offers over £350,000

Ref: 5265419

CHRISTIE & CO

christie.com

Regulated by RICS

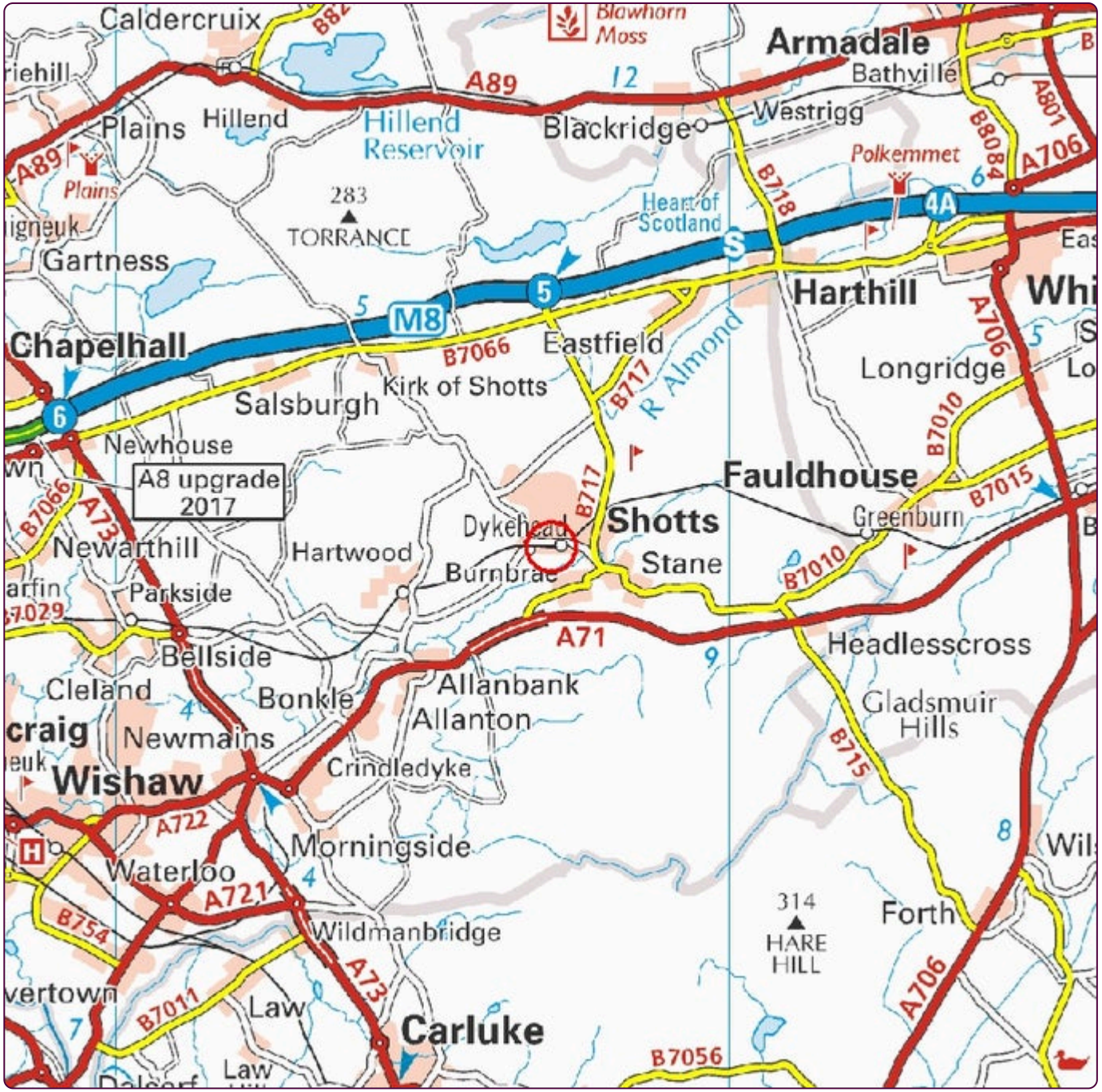
KEY HIGHLIGHTS

- 90 Covers
- Refurbished to a High Standard
- Fully Equipped Commercial Kitchen
- Fully Licensed
- Car Park (5)
- Energy Rating G

LOCATION

The business is located on Station Road in Shotts, a town in North Lanarkshire with a population of around 8,000. The M8, which links Edinburgh to Glasgow, is around 10 miles from the town centre and is easily accessed. To the the south is the A71 which also connects Edinburgh to the M74.

Benkaz Italian Restaurant is part of the main leisure circuit within the town centre and is surrounded by retail shops, bars and takeaways. Shotts Golf Club is a short drive to the East.





DESCRIPTION

An excellent opportunity is now available to acquire a profitable family business. Our clients have owned the restaurant for 16 years and are looking to retire from the trade which allows for a new operator to grow an already successful business.

The property has been extended and refurbished to a high standard and would suit a variety of concepts although it trades exceptionally well at the moment as an Italian restaurant.

THE OPPORTUNITY

An excellent opportunity has become available to purchase a well known and popular business located in the town centre of Shotts. Our clients have owned the property since 2009 and have now reluctantly decided to sell to focus on other business interests.

Benkaz is well known for their freshly prepared chicken, beef, pizza and pasta dishes although the property would be well suited to a variety of different concepts.

Our clients boast great reviews via Google and TripAdvisor and have a built a great following on Facebook.

The business website can be found here - **Benkaz**

INTERNAL DETAILS

A small ramp and stairs lead to the main entrance lobby area with the bar situated in front, as you enter. The main dining area has been refurbished to a high standard and can accommodate around 50 covers, with the spacious extension to the right accommodating an additional 30 covers.

There is also additional seating for around 20, an office, male and female toilets as well as a large fully fitted commercial kitchen which is located to the rear.

TRADING HOURS

Monday - Closed

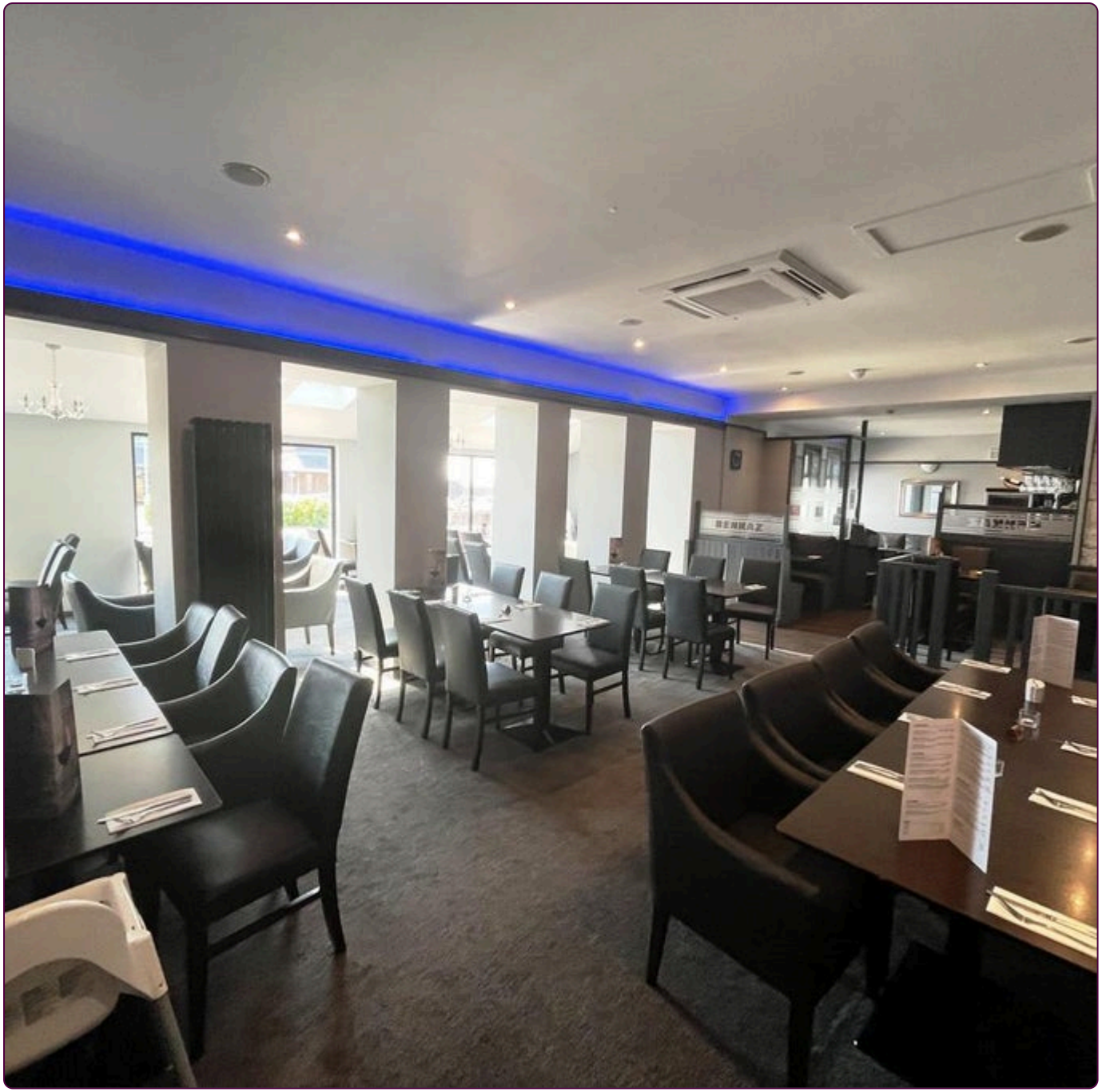
Tuesday and Wednesday
5.00pm to 8.00pm

Thursday - Closed

Friday
5.00pm to 8.00pm

Saturday and Sunday
3.00pm to 8.00pm





FIXTURES & FITTINGS

All fixtures and fittings are included within the sale (excluding any personal items).

EXTERNAL DETAILS

A detached single storey property and extension under a pitched and slated roof.

A small seating area to the side can accommodate 10, and there is a car park is to the rear for around five cars.

TRADING INFORMATION

Full trading information will be provided to interested parties after a formal viewing.

REGULATORY

Premises Licence

TENURE

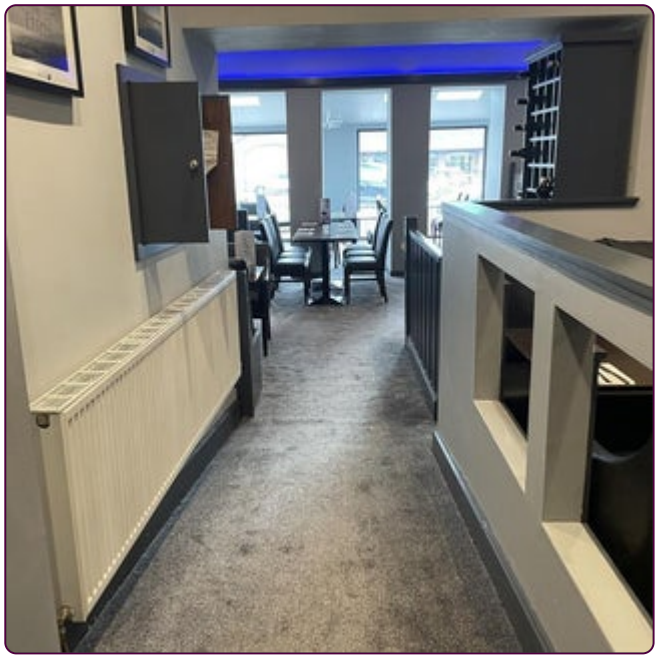
Freehold

BUSINESS RATES

According to the Scottish Assessors, the business qualifies for 100% rates relief under the 'small business bonus scheme'.









DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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