



FOR SALE

HIGHLY DESIRABLE HOT FOOD INVESTMENT

2a Market Place, Kilmacolm

Offers Over £160,000

- ◆ Highly desirable Indian Takeaway investment t/a The Food Club in the popular Renfrewshire village of Kilmacolm.
- ◆ New 20 year FRI Lease from 1st September 2009 with three yearly rent reviews at a passing rent of £15,600 per annum.
- ◆ Current passing rent of £15,600 per annum equating to circa £20.24psf zone A.
- ◆ Offers over £160,000 sought with net initial yield of 9.75 % allowing for purchasers costs of 1.75%.

LOCATION

Kilmacolm is an affluent Renfrewshire commuter village of approximately 4000 residents and serves Greenock, Paisley and Glasgow approximately 30km to the east.

The subjects occupy a prominent location close to the main Cross at the commercial centre of the commuter village of Kilmacolm.

Adjacent occupiers include Newsagent, Fabric Shop and Hairdressers.

DESCRIPTION/ACCOMMODATION

The subjects comprise a single storey property covered by a pitched slate roof currently fitted out and used as an Indian Hot Food Takeaway

Internally, the subjects are in good decorative order and are fitted out as an Indian Hot Food Takeaway.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects extend to 79.5sqm (856sqft).

We understand that an area of ground to the side of the property forms part of the demise.

TENANCY DETAILS/PROPOSAL

We can confirm that there is a new Lease in place to Maqbool Ahmed t/a The Food Club from 1st September 2009 to 31st August 2029 at an initial rent of £15,600 per annum with three yearly reviews.

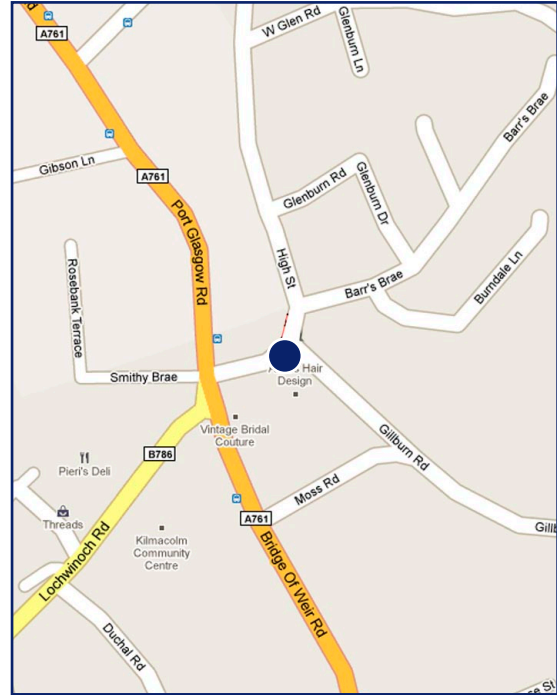
We are instructed to seek offers over £160,000 for the benefit of our client's investment interest that provides a net initial yield of 9.75% allowing for purchasers costs of 1.75%.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party with meet their own legal costs in connection with the transaction.



VIEWING/FURTHER INFORMATION

Through the joint property agents;

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.



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