



Facility & Business Leasehold For Sale

O.I.R.O £120,000

Summary

A rare opportunity to purchase the leasehold of a 'Dark Kitchen' facility and business in East Kilbride is available through Bowman Rebecchi.

Created in 2021, the subjects have proven to be a popular location for food production, with this superb facility providing tenants with an ideal base to develop their food business

There are very few 'Dark Kitchens' in Scotland, with this privately developed site offering a central location for businesses to trade from. A unique opportunity, our client is inviting offers of over £120,000 for the leasehold and goodwill of the business.

Features

- 9 x Individual Professional Kitchens
- 3-Phase Electricity. Gas and Ventilation For Each Unit
- 30% Profitability With Ability To Increase
- Loading Bay and 6m+ Roller Shutter
- Internal Storage Units
- Shared Meeting Room and Office Facilities
- On-Site Parking
- Central Scotland Location

Dark Kitchen opportunity



Property Overview

CloudQitchens provides 9 individual units to let, with the majority of tenants using the premises being restaurants and takeaways using the facility as a prep kitchen.

Each kitchen is approximately 300 sq ft and provides 3-phase electricity, gas supply, extractor hood, internal sinks, hand wash facilities, inbuilt ventilation, inbuilt drainage, waste collection, and hygienic floors.

To the front of the property area a shared office and hot-desk facility, as well as a Board Room for meeting with clients and a waiting area. There is also a shared kitchen area for tenants and staff alongside male, female, and disabled toilet facilities.

The facility is accessible 24 hours a day all year around, with the majority of the current tenants using it from 07:00 - 23:00 in line with local authority permissible hours.

CURRENT OCCUPANCY

The business is currently 78% occupied, with 2 units available to let. The average rental is £12k per annum for each individual unit, with a mixture of short-term and longer-term tenants.

ACCOMMODATION - The property extends to over 803 Square Meters - 8,650 Square Feet

Price - Our client is seeking offers in the region of £120,000 exclusive of VAT for their leasehold interest, on a sold-as-seen basis. This includes all fixtures, fittings, and internal equipment.

Rates - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £26,750. We would recommend having each kitchen have its own rateable value to support the lowering of this overhead.

ENTRY - Early entry is available upon completion of missives.

VAT - All prices, rents, premiums, etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction. There is no VAT on the purchase price.

Legal Costs - Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

For further information, please contact Bowman Rebecchi.

View Online



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