



## Superbly Located Restaurant, Takeaway & Delivery Business

14 Marrfield Terrace, Uphall Station, West Lothian, EH54 5PY

Ref. 2644

**This is an exciting opportunity to acquire a successful restaurant, takeaway and delivery business in the heart of West Lothian within easy delivery distance of Livingston, Bathgate, West Calder & Newbridge.**

**Sales 50% sit-in and 50% deliveries with Just Eat & Scoffable sales growing and currently averaging £2,000 per week.**

**Spacious premises with ample seating in two dining areas for up to 150 covers with large kitchen and off street parking.**

**Business, leasehold interest, fixtures and fittings for sale at offers over £89,000 plus stock at valuation.**

**VIEWING IS HIGHLY RECOMMENDED**

**However is strictly by appointment through The Business Sales Agency.**

**No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

**0333 6000 888**

[www.businesssalesagency.com](http://www.businesssalesagency.com)

The Business Sales Agency, The Caledonian Suite, 70 West Regent Street, Glasgow, G2 2QZ



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West Lothian, EH54 5PY**

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**Type of business:**

This is a successful restaurant, takeaway and delivery business fitted to a high standard throughout. Viewing is very highly recommended.

Sales are growing with its superb central location making it ideal for deliveries across West Lothian. Weekly sales exceed £5,000 with 50% being deliveries. Verifiable Just Eat and Scoffable sales average £2,000 per week combine with a growing direct order delivery trade.

This is a densely populated area and there is significant growth potential to expand delivery sales.

The restaurant offers a modern attractive environment with seating for 150 covers split between two separate dining areas making it ideal for both quieter mid week service and larger parties.

**Financial information:**

The sale price includes all equipment, fixtures and fittings. Further financial information can be made available to serious interested parties after viewing.

**Staff:**

The business is run fully staffed with 4 kitchen staff and 3 front of house.

**Opening hours:**

4pm - 10pm 7 days.

**Premises:**

The premises are a superb modernised single storey building with two large dining areas for up to 150 covers, bar area, large commercial kitchen with ample storage, ladies, gents and disabled toilets.

The building benefits from ample private off street parking together with unrestricted on street parking.

Uphall Station is within easy delivery distance of all of West Lothian which has a population of 180,000.

**Tenure:** Leasehold. Rent £1,316 per month. Rolling 5 year lease.

Rateable value £14,800 so the business qualifies for 100% rates relief so no rates are payable.

**Agents Notes:** These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

