



HOTWAY

7 CARFIN STREET • NEW STEVENSTON • MOTHERWELL • ML1 4JL

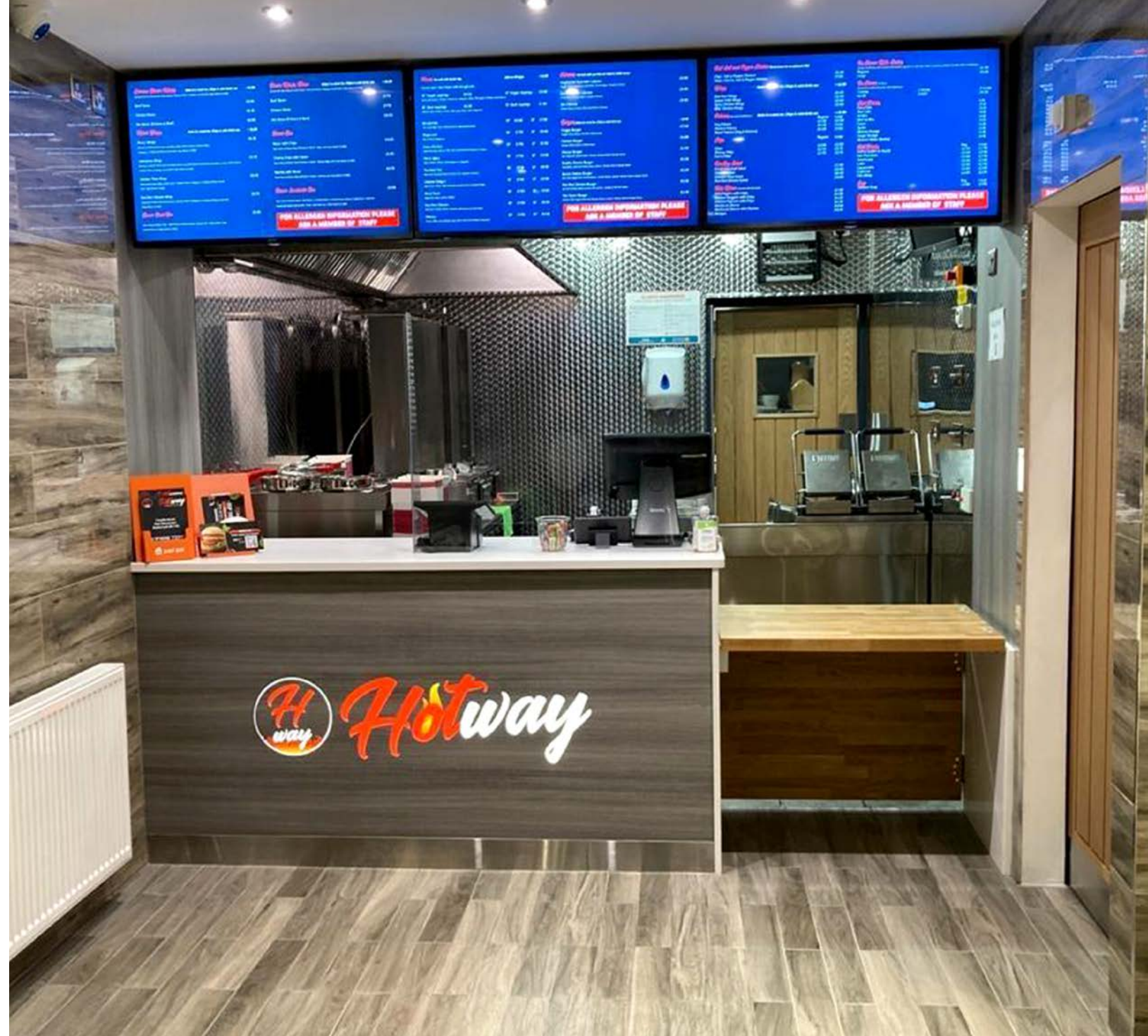
Smith &
Clough
BUSINESS ASSOCIATES

HOTWAY

- Fully fitted hot food takeaway/café opportunity (16 covers)
- Prominent trading position within busy retail parade
- Designed & fitted to an exacting standard (c.£130k refurb)
- 2 separate kitchen areas & extraction systems
- Opposite Scotmid supermarket. Plentiful free car parking
- Nearby amenities include pubs, schools and railway station
- Strong historic levels of turnover
- EPC rating pending

Leasehold
Offers over £30,000

Freehold
Offers considered



LOCATION

The subjects benefit from a prominent trading position within a busy retail parade on Carfin Street within a well-established commercial and residential area of New Stevenston, situated between Motherwell and Bellshill in North Lanarkshire.

The surrounding locality comprises a mix of predominantly local retailers, pubs and takeaway operators anchored by Scotmid supermarket. Surrounding community amenities include both primary and secondary schools, churches and Holytown railway station, all of which provide consistent footfall which is supplemented by nearby housing and passing traffic.

Carfin Street serves as a connecting route through the area, providing convenient access to the wider Motherwell town centre as well as surrounding districts. The premises are well positioned to attract both local residents and passing trade, with on-street parking available nearby and good public transport links within walking distance.

The area is densely populated, supporting strong demand for convenience food offerings, and the property's location makes it well suited for a takeaway business looking to capitalise on an established customer base.

THE PROPERTY

The subjects form part of a retail parade and comprise this mid-terrace, single-storey and attic property all under a new pitched tiled roof. The property was extensively refurbished approximately 5 years ago at a cost of over £130,000, including new roof, completely rewired (3-phase), replumbed, new extraction systems etc.

DESCRIPTION

As mentioned above, the property was completely refurbished 5 years ago, and the premises have been designed and fitted to an exacting standard with no expense spared and the highest quality of finishings used throughout. The premises benefit from electric roller shutter, multi camera CCTV system and alarms.

The property is accessed directly from Carfin Street via an entranceway positioned to the left-hand side of the large display frontage with prominent signage above.

The front section provides seating for approximately 18 customers by way of loose tables and chairs.

To the rear of the seating area there is a serve-over marble topped counter with 3x flat screen televisions above to display menus, and an open kitchen to the rear with a range of equipment including 2x kebab grills, 6 pan bain-marie, fridge and a hot cupboard.

To the rear of this, the back shop area is home to a larger kitchen with a separate large I-shaped canopy and extraction system. Equipment in this area includes 6-ring gas burners, double fryers, microwave, stainless steel workbenches, fridges, freezer, as well as dishwasher and sinks/basins.

The subjects benefit from a large, renovated attic, currently accessed by ladder, which provides a further chest freezer and a large storage/office area.

SIZE

We understand that the subjects have an approximate ground floor area of 61 SqM (656 SqFt) which does not include the large attic area above.

FIXTURES & FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements.

RATES

The subjects are entered into the current valuation roll as having a rateable value of £5,200 and are therefore eligible for zero rates.

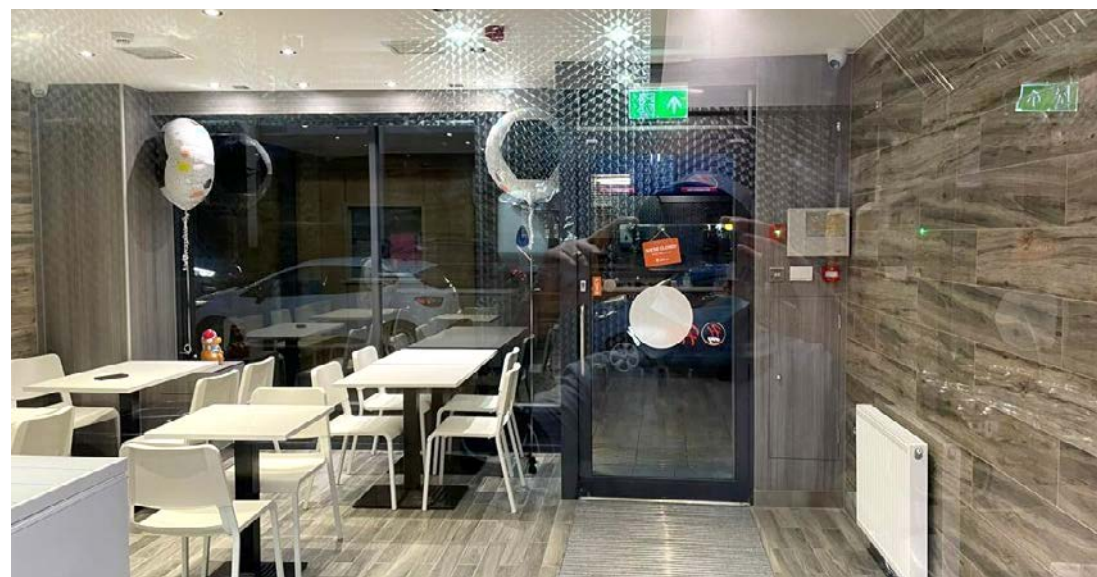
TENURE

Our client is willing to offer a fresh FRI lease of negotiable terms and duration, and we are seeking initial rental offers in excess of £20,000 per annum.

Freehold offers will be considered.

EPC

A copy of the Energy Performance Certificate is available on request. The rating is pending.





AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

VIEWING & FURTHER INFORMATION

Jonathan Clough

07500 700 283 • 0141 404 0087

jonathan@smithandclough.com

Smith & Clough
BUSINESS ASSOCIATES

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 outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

DATE OF PUBLICATION: MARCH 2025

All plans are indicative only - not to scale

