

BELL QUADRANT

NEW STEVENSON ROAD
CARFIN ML1 4GN

RETAIL / FAST FOOD / PUBLIC HOUSE OPPORTUNITIES AVAILABLE

- Potential for up to 5,000 sq ft retail hub
- Extensive car parking
- Established retail location & restaurant hub, 100 % occupied
- Catchment of 400,000 people
- Costa Coffee opened November 2018
- Benefiting from Class 1, 2 & 3 (Hot Food Consent)

ON THE INSTRUCTIONS OF

LCP



COME AND JOIN:

TESCO *express*

GREGGS
Always Fresh. Always Tasty.

BETFRED

SUBWAY

indigosun

farmfoods

Believe in
children
Barnardo's

COSTA

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Carfin is situated 1 mile north east of Motherwell, one of North Lanarkshire's principal towns, some 17 miles south east of Glasgow City Centre. The wider catchment is approximately 400,000 people within a 6 mile radius.



DESCRIPTION

The development is situated at the heart of Carfin and benefits from a prominent roadside frontage along the A723, which is the main arterial route linking Carfin with Motherwell. Existing occupiers include **Tesco**, **Farmfoods**, **Greggs**, **Indigo Sun**, **Barnardos**, **Tao/Indian Delight (takeaway)**, **Costa Coffee**, **Carfin Dental Care**, **Bet Fred**, **Subway** and **Plutus (takeaway)**. There is onsite parking for 114 vehicles.

Lidl occupy the site immediately opposite the subjects.

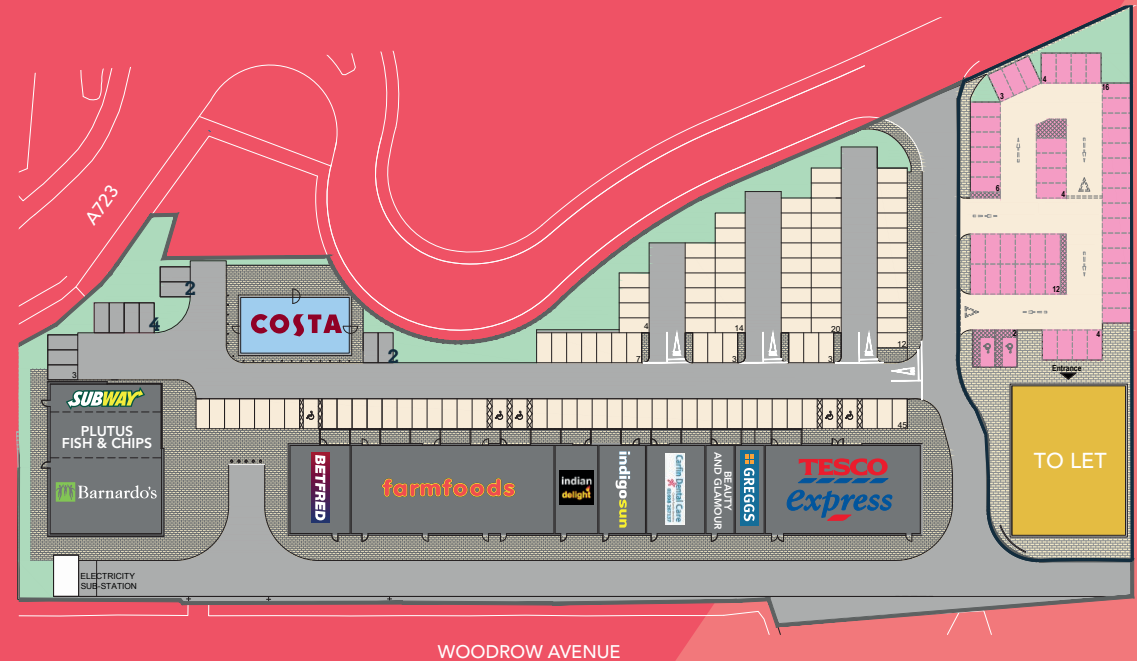
OPPORTUNITY

Our client is proposing to create a new purpose built, free standing, roadside retail / leisure opportunity in close proximity to the main vehicular entrance to the park.

There will be additional parking for 51 vehicles. The subjects will be available to a standard shell specification and will extend to the following internal area:

Ground 5,000 sq ft (464.51 sq m)

EXISTING TRADERS PLAN

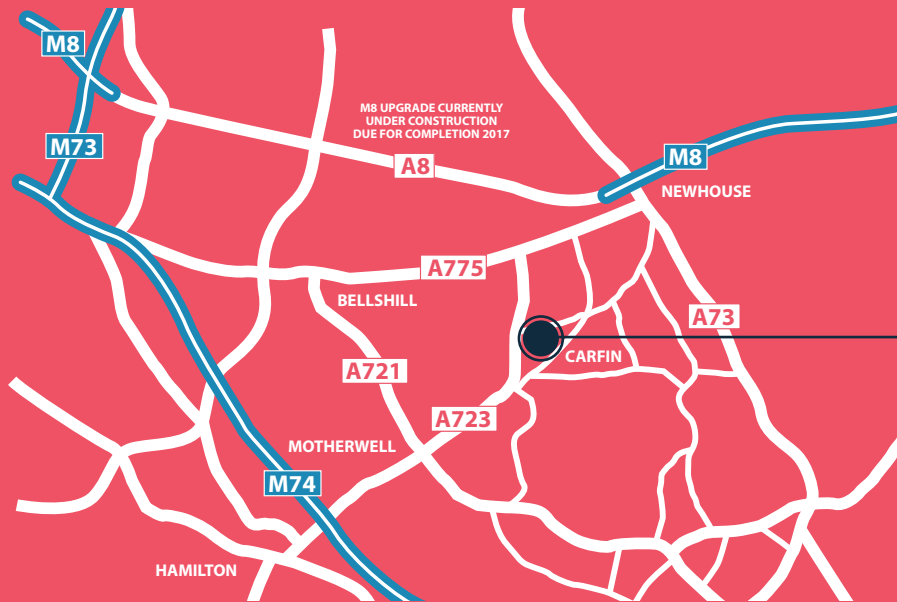


N.B. A planning consent has been granted. This configuration is flexible and specific tenant requirements can be incorporated, subject to approval. Alternative configurations may also be available, subject to tenant demand.



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LEASE

The subjects will be offered on the basis of a new Full Repairing & Insuring Lease incorporating 5 yearly rent reviews, for a term to be agreed between both parties.

RENT

On application.

RATES & EPC

The subjects will be assessed on completion of the development.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

All rents, prices and premiums etc are exclusive of VAT.

ENTRY

To be agreed between both parties.

ENQUIRIES

Viewing & further information available via the joint agents.

**Reith
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