



Location

Located in the heart of East Kilbride, the Olympia Mall comprises Scotland's largest undercover shopping and leisure destination with an annual footfall in excess of 15.5 million and anchor tenants including Primark, Sainsbury's and M&S.

The Olympia Mall is made up of three distinct areas, the Plaza which comprises over 1.2 million sq ft of retail space, the Princes Mall and the newly completed Hub leisure extension. The former Filling Station is located in the Hub alongside operators including Odeon Luxe, EK Ice Rink, Nando's, Pizza Express, Bella Italia and Frankie & Benny's.

HIGHLIGHTS

- + Established retail and leisure destination with annual footfall in excess of 15.5 million
- + Nearby occupiers include Odeon Luxe, Nando's, Pizza Express, JD Wetherspoon and EK Ice Rink
- + Extremely high standard of fit out
- + GIA approx. 463 sq m (4,988 sq ft)
- + External seating terrace

Description

The restaurant is situated on the ground floor of the Olympia Mall Shopping Centre adjacent to the Ice Rink.

Accommodation

The premises are configured to provide accommodation all at ground floor level. When trading, the unit was laid out to provide a variety of tables and seating for circa 154 customers. Ancillary accommodation includes a catering kitchen and prep area with a walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets. Externally there is seating to the front elevation.

Approximate Floor Areas

The property has the following approximate gross internal areas.

Ground Floor	463 sq m (4,988 sq ft)
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14. FORMER FILLING STATION, EAST KILBRIDE
Unit C9, Olympia Mall, East Kilbride Shopping Centre G74 1PG

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Tenure

Held for a term of 25 years with effect from 8 January 2017 at a current rent of £112,230 per annum subject to an upwards only review on 8 January 2022 and five yearly thereafter. The lease benefits from a tenant break option on 8 January 2032 upon at least six months previous written notice. The most recent annual service charge was £67,466.

Rateable Value

2017 £101,000

EPC

An EPC is in the course of preparation.

Viewings

The unit is currently closed so all viewings must be arranged by prior appointment via the sole selling agents Savills.

Photography

Please note that the photography included within this brochure was taken whilst the premises were still trading. The property has since ceased trading so all signage and any external furniture has been removed from the premises.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Fixtures & Fittings

Most loose fixtures and fittings have been removed from the property. This includes all loose tables and chairs, some bench seating and certain items of kitchen equipment. All branded signage has been removed from the property but should any items remain on site then they are not permitted for use by the ingoing occupier.

VAT

All figures quoted are exclusive of VAT.

Contacts

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