

# 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.

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