



Taste

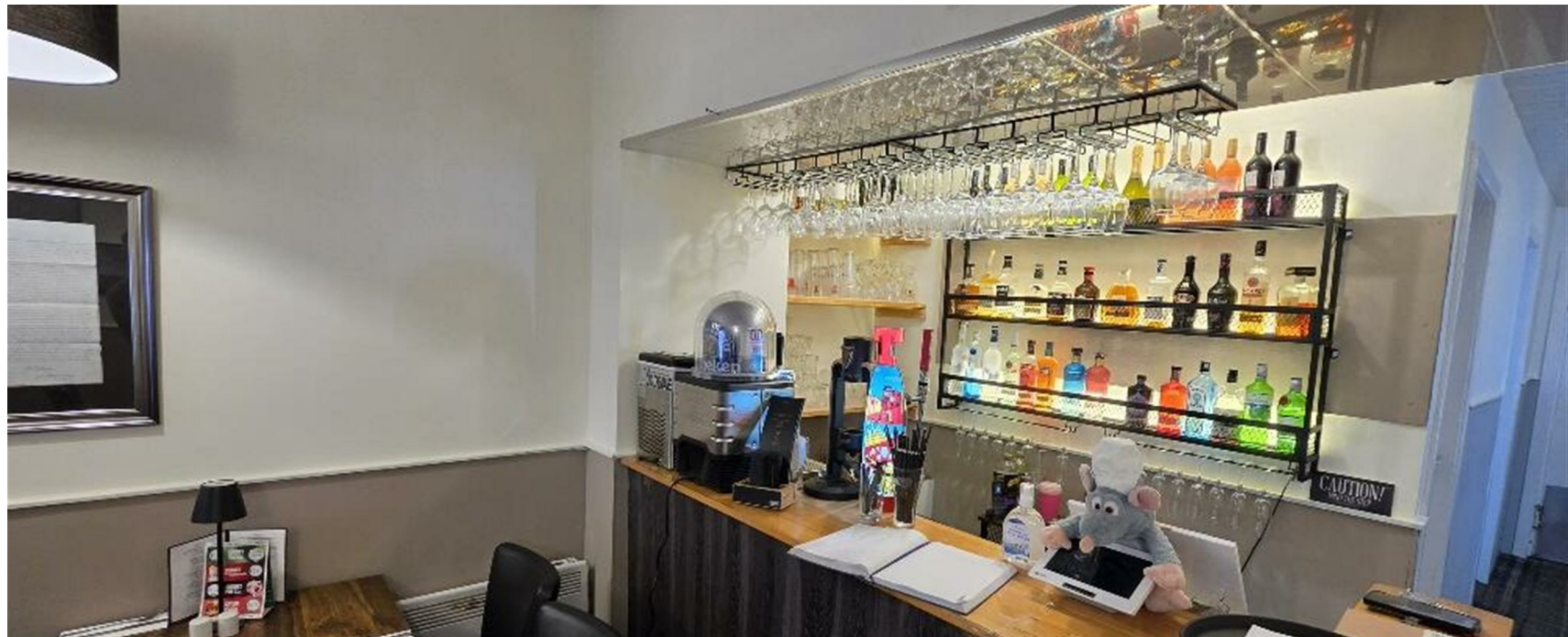
240 Main Street, Bellshill, ML4 1AB

Smith &
Cough
BUSINESS ASSOCIATES

Taste

- Fully fitted licensed restaurant & takeaway opportunity
- Completely refurbished & refitted in 2024
- Stylish fit out. Circa 34 covers
- Prominent Main Street trading position in heart of Town Centre
- Surrounding operators include Tesco Extra, Poundstretcher, Semi Chem & Specsavers
- Would suit a variety of restaurant/QSR/Takeaway concepts
- Excellent transport links with easy delivery access to Hamilton, Motherwell, Bothwell, Uddingston etc
- Area 923 SqFt plus external storage and grounds
- EPC rating pending

**LEASEHOLD OFFERS
INVITED**



LOCATION

The subjects benefit from a prime trading position on Main Street in the heart of Bellshill town centre, benefiting from excellent visibility and a strong level of passing pedestrian and vehicular traffic. Bellshill is a well-established commuter town in North Lanarkshire, approximately 10 miles east of Glasgow, with convenient access to the M8 and M74 motorway networks, providing excellent connectivity throughout the Central Belt.

The surrounding area comprises a mix of established retail, leisure, office and residential uses, generating consistent footfall throughout the day and evening. Nearby operators include Tesco Extra, Poundstretcher, Farmfoods, Semi Chem, Specasvers and Boots Chemist.

Bellshill railway station is within easy walking distance, offering regular services to Glasgow and Edinburgh, while nearby public car parking and local bus routes further enhance accessibility. The property's central location makes it well placed to serve both the local resident population and the wider business community.

THE PROPERTY

The subjects form part of a large retail parade and comprise part ground floor of this terraced, 2-storey, traditional property under a pitched slate roof, with a single storey extension to the rear under a flat roof. The subjects also benefit from a large external storage shed with power and lighting, as well as substantial rear grounds which could be used for parking or further outbuildings etc.

DESCRIPTION

The subjects are accessed via an entrance vestibule positioned to the left-hand side of the large frontage with prominent signage above. Internally, the subjects were completely refurbished in 2024 including a new boiler and new kitchen and the premises have been designed and fitted to a good standard throughout.

The restaurant is currently set up to accommodate a comfortable 34 covers by way of stylish, loose tables and chairs. There is a bar/servery positioned to the rear of the restaurant as well as a handy waiter station area with coffee machine and drinks/wine fridges.

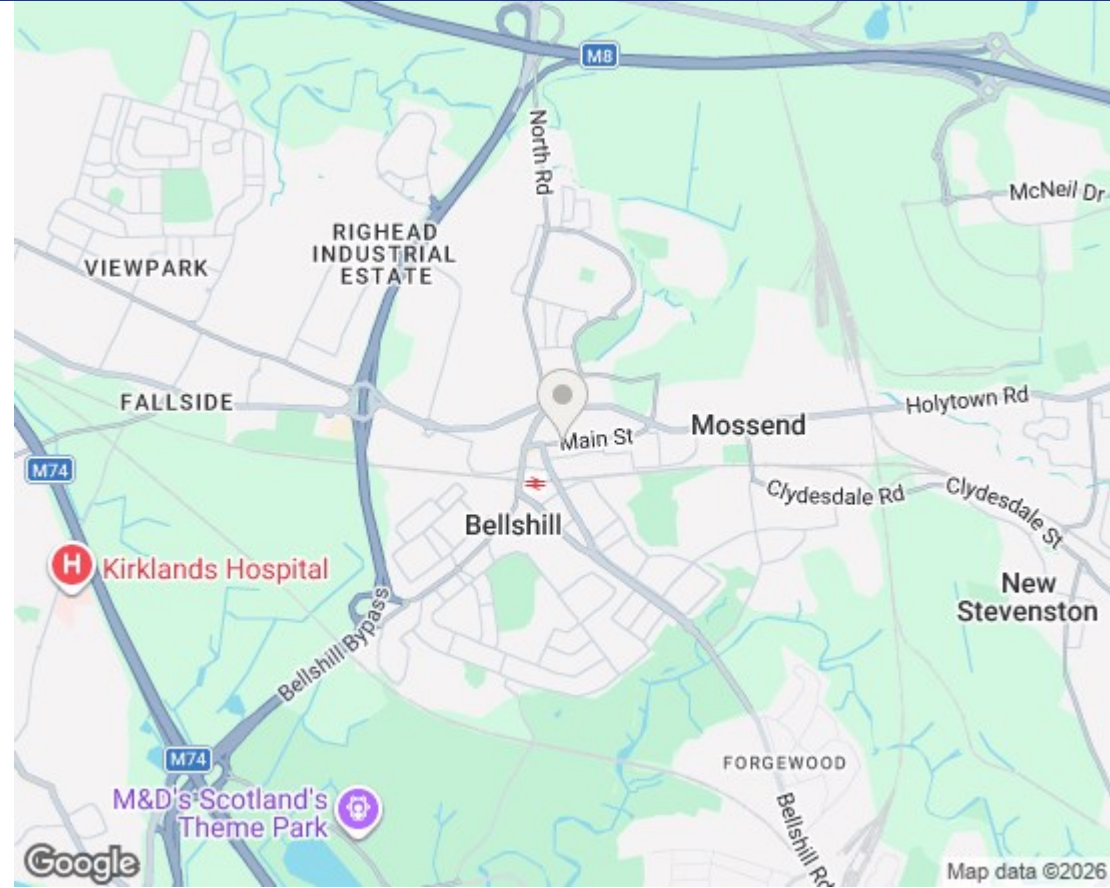
ANCILLARY AREAS

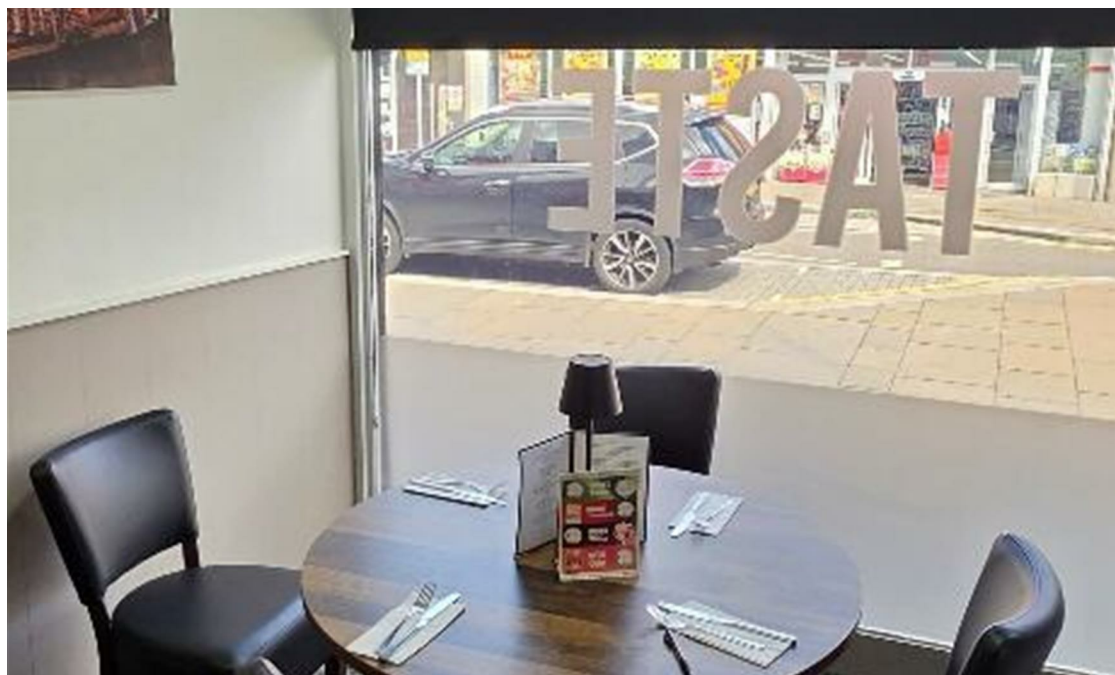
- Well-equipped commercial kitchen
- Male & female customer toilets
- External dry store with freezers

THE BUSINESS/OPPORTUNITY

The current tenants established Taste restaurant in February 2024, trading as a traditional Scottish restaurant, however prior to this the premises had traded as a Chinese restaurant for many years, and it is felt that the premises would easily lend themselves to suit a variety of restaurant, QSR, café or takeaway concepts.

This represents an excellent opportunity to acquire a turnkey restaurant business in a busy Lanarkshire town with a strong local catchment and convenient access to the M8 and M74 motorway networks. The subjects are well placed with a strong delivery catchment area providing quick and easy





access to surrounding towns including Hamilton, Motherwell, Bothwell, Uddingston and Blantyre.

This an attractive proposition for both experienced operators and first-time business owners seeking a well-located hospitality venture which offers a tremendous business opportunity with excellent potential.

FIXTURES AND FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and will be free from any hire purchase or lease agreements except for a coca cola fridge which is part of a supply agreement.

BUSINESS RATES

The subjects are entered in the current valuation roll as having a rateable value of £11,000 and are therefore eligible for zero rates.

LICENSES

The subjects benefit from a premises licence.

TENURE

Our clients are willing to offer a fresh, full repairing and insuring (FRI) lease of negotiable duration and are seeking initial rental offers in excess of £18,000 per annum.

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

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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.

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