



# SIZZLERS DINER LTD

106 CARLISLE ROAD, AIRDRIE, ML6 8RA





# Freehold

## Guide Price - £350,000 + SAV

- Traditional hot food takeaway/restaurant
- Substantial freehold property with large car park
- Prominent location on main road
- Healthy turnover and strong profits
- Family run for over 16 years
- Excellent local reputation
- Seating for c.44 covers



# Sizzlers Diner Ltd, 106 Carlisle Road, Airdrie, ML6 8RA

## SITUATION

Sizzlers Diner Ltd occupies a prominent location on the western side of the main A73 routing (Carlisle Road) in the north Lanarkshire town of Airdrie. In the immediate vicinity of the business is a selection of retail and light industrial units along with the Excelsior Stadium, home of Airdrie Football Club along with some of the major housing estates in the town.

Airdrie itself is located just a few minutes off the main motorway joining Glasgow (16 miles to the west) and Edinburgh (35 miles to the east).

Other prominent locations nearby include Coatbridge, Chapelhall, Plains and Cumbernauld.

The development of the town ensures its popularity as a commuter town for Glasgow with a frequent train service and the town also offers 3 secondary schools and approximately 13 primary schools for the residents.

## PROPERTY

This good sized detached takeaway/restaurant property sits on its own plot with private car parking for approximately 16 vehicles.

The serving counter and seating area is formed over ground floor only with frontage predominantly glazed with eye-catching signage above. There are electric shutters for all windows and entrances.

## INTERNAL DETAILS

Entry is made to the business from a door to the side of the property whereupon the takeaway counter is located on the right hand side with the 44 cover seated area located directly in front. The tables and chairs in the restaurant area are of traditional style with tiled flooring underfoot and spotlights overhead. There is a queuing/waiting area for takeaway customers with a 3 pan Eden range separating this from the preparation/back shop area.

## ANCILLARY AREAS

Two customer w/cs, back shop with prep area and storage.

## EXTERNAL AREAS

There is car parking for approximately 16 vehicles within the private parking area to the front, side and rear of the property with separate entrance and exits.

## THE BUSINESS

Our clients have owned and operated Sizzlers Diner Ltd for approximately 16 years and have reluctantly placed it on the market to concentrate on other business interests.

Trading as a family friendly restaurant and takeaway, the menu is wide and varied with an Italian/American theme.

On offer are all the traditional fried foods you would expect along with pizzas, pastas, burgers, filled baguettes with a wide and varied ice-cream selection and hot and cold drinks.

Income from the business is derived from both takeaway and seated customers along with deliveries in addition to these.

The unit is fitted out well internally with good quality fixtures & fittings throughout all included in the sale.

Already trading successfully in its current format, there would also be scope to offer a different style of cuisine from what is currently available.

This is an ideal opportunity to purchase a substantial freehold property operating as a successful and popular takeaway/restaurant offering high quality food to the local area at competitive prices.

## OPENING HOURS

Monday to Wednesday	12noon to 2.00pm 4.00pm to 10.00pm
Thursday	4.00pm to 10.00pm
Friday	12noon to 10.00pm
Saturday & Sunday	4.00pm to 10pm

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## SERVICES

We are advised that all mains services are connected with the exception of gas. There is no gas piped in, gas bottles used for the hob.

## TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formally viewing the business.

## STAFF

The business is run by 2 owners with the assistance of one full-time member of staff and 7 part-time members of staff.

## TENURE

Freehold.

## PRICE

A guide price of **£350,000 + stock at valuation** is sought for the heritable property, goodwill of the business and all fixtures & fittings pertaining thereto.

## RATEABLE VALUE

£15,900.

## BUSINESS PURCHASE FINANCE

Explore funding options — click [here](#).

## VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

## OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

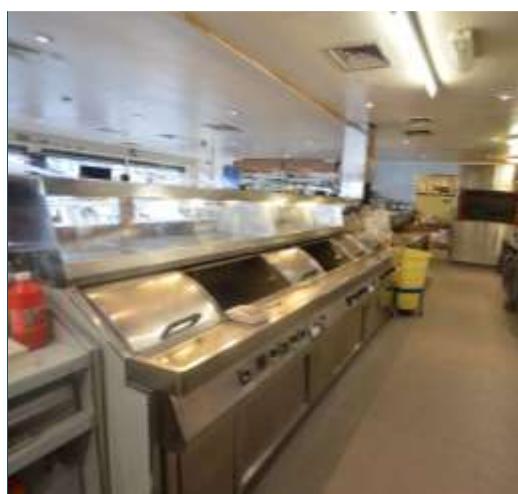
Cornerstone Business Agents

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**www.cornerstoneba.co.uk**



# Important Notes

## Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

## Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

## Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

## Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

## Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.