



53 Caledonian Road, Wishaw, ML2 8AP  
Offers Over £78,000



An excellent opportunity to acquire a well-positioned commercial unit, previously operating as a hot food takeaway and offered in great condition.

The premises come fully fitted with existing equipment and layout suitable for immediate continuation as a takeaway business, making it an ideal choice for owner-occupiers or investors looking for a ready-to-trade opportunity. The unit benefits from a functional service area, kitchen space, and ancillary storage, all designed to support a high-turnover food operation.

Located within a visible and accessible setting, the property enjoys good local footfall and passing trade, with potential for a variety of alternative uses subject to the relevant planning consents.

This is a fantastic chance to acquire a turnkey business premises with minimal initial outlay required.

Offers over £78,000 are invited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	6	7
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		