TO LET - PRIME RETAIL UNIT

10 MAIN STREET, UDDINGSTON, G71 7HD

Ground Floor 105.98 sq m (1,141 sq ft)

Rent: £22,000 per annum

Glen & Co
Chartered Surveyors

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Location

Uddingston is an affluent commuter town that sits approximately 10 miles south east of Glasgow City Centre. The town's mainline railway station connects to Glasgow Central in around 15 minutes and with J.4 of the M74, the Maryville Interchange, immediately adjacent, easy access is available to Scotland's wider road network.

The premises are located at the southern end of the town's Main Street at Uddingston Cross where it meets Bellshill Road. There are a number of high end independent traders along Main Street that include premium Estate Agents, Florists, Artisan Bakers and Coffee Shops.

For an interactive Google Streetview of the location CLICK HERE

Description

Forming part of the ground floor of a larger reconstituted stone fronted building, the property has a double frontage and entrance door protected by a series of electric roller shutters.

The unit is laid out over ground floor only and provides an open plan sales together with ample toilet and staff welfare facilities towards the rear. There is also a service door that leads out to a shared yard and provides access to the larger public car park behind.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), we estimate the premises to extend to the following approximate floor areas:

Ground Floor Net Internal Area:	105.98 sq m (1,141 sq ft)

Rating

From enquiries made at saa.gov.uk, the premises are entered on the current Valuation Roll as follows:

SHOP - NAV/RV - £21,500

Energy Performance Certificate

The property has an EPC rating of G

Planning

The property has the benefit of Class 1a (Retail and Office) Use. While Deemed Consent usually presumes allowing a Change of Use to Class 3, with there being residential dwellings above, a full Planning Application for such would be required here.

For any Planning enquiries we would direct you to the Duty Planning Officer at S Lanarkshire Council: planning@southlanarkshire.gov.uk

VAT

We understand the property has not been elected for VAT and VAT will therefore not be charged on rent and other outgoings.

Terms

Our clients hold the premises on a FRI lease expiring at 30 September 2028. The current rent payable is £22,000 per annum

Our clients are seeking to assign their interest or sublet on a coterminous basis.

Alternatively, a new longer term lease may be available and for all such enquiries please contact the Landlord's Agent, Greg Dykes of Dykes Property on 07447 983400 or greg@dykesproperty.co.uk

Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting the costs of any Land and Buildings Transaction Tax and Registration Dues that may be payable.

Entry

Available immediately on conclusion of missives.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

T: 0141 204 3255
M: 07766 026 747
E: david@glenandco.co.uk

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