

TO LET / MAY SELL
RETAIL PREMISES
31.59 sq m (340 sq ft)



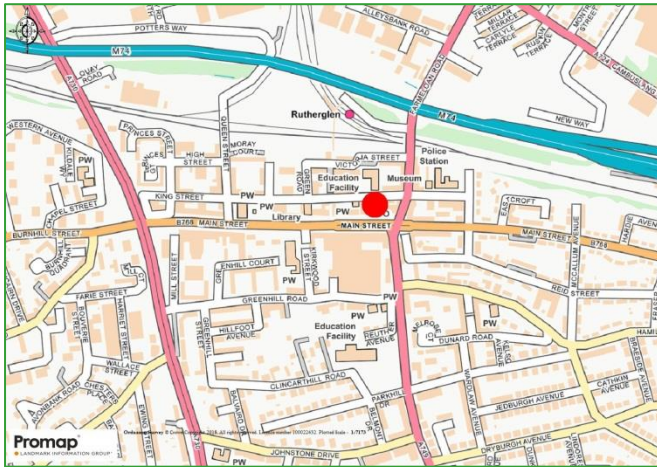
231 Main Street
Rutherglen
Glasgow
G73 2HN

- mid-terraced retail premises located opposite Rutherglen Exchange Shopping Centre
- benefits from Class 1 consent however may be suitable for alternative uses (subject to planning)
- scope for 100% rates relief available under the Small Business Bonus Scheme
- no VAT on rent / purchase price

231 MAIN STREET RUTHERGLEN



GERALDEVE



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Location

Rutherglen is popular suburb of Glasgow located approximately 3 miles east of the city centre and neighbours Burnside, Cambuslang, Toryglen and Croftfoot.

More specifically the subject property is located on the north side of Main Street at its intersection with Stonelaw Road & Farmeloa Road and immediately opposite the Rutherglen Exchange Shopping Centre. Nearby occupiers include Laurie Ross Insurance Brokers, Boots, Bet Fred and Specsavers.

Description

The subjects comprise an attractive mid-terraced retail unit forming part of larger tenement building.

Externally the subjects benefit from a single shopfront with adjacent pedestrian door both protected by manually operated steel roller shutters.

The subjects previously traded as a bakery and internally provide a front sales area and a rear prep area with attractive original cornice found throughout. Mains supply to gas, electricity and water are provided.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal area of;

31.59 sq m (340 sq ft)

Asking Terms

The subjects are available by way of a new full repairing and insuring lease at a rental of £7,000 per annum. Alternatively our client may consider disposing of their feuhold interest in the subjects for which offers are invited.

Planning

The subjects benefit from Class 1 consent and may be suitable for alternative uses (subject to planning). All planning queries should be made direct to South Lanarkshire Planning Department on 0303 123 1015.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £5,600.

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

VAT

The subjects are not elected for VAT.

EPC – available on request.

Viewing & Further Information

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