

TO LET / MAY SELL
RESTAURANT PREMISES
169.64 sq m (1,826 sq ft)



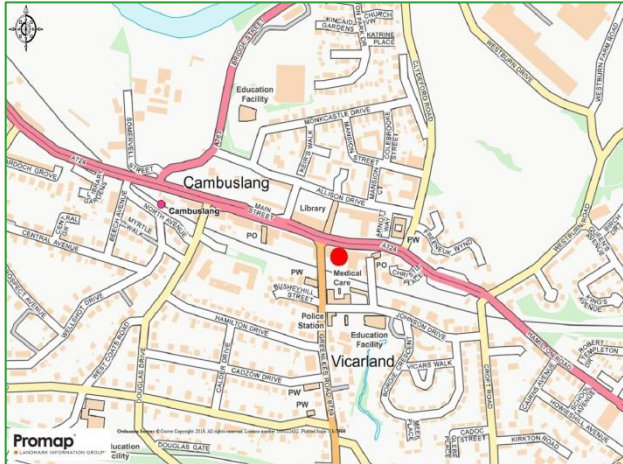
80 Main Street
Cambuslang
GLASGOW
G72 7EP

- first floor restaurant premises located in the heart of Cambuslang immediately opposite large council offices
- provides open-plan restaurant accommodation with kitchen, bar area and customer/staff WC's
- new FRI lease available
- may be suitable for alternate uses, subject to planning
- eligible for 100% rates relief under the Small Business Bonus Scheme
- no VAT on rent / purchase price

80 MAIN STREET CAMBUSLANG



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Location

Cambuslang is a popular commuter suburb located approximately 6 miles south-east of Glasgow City Centre with a residential population of approximately 24,500 persons.

The subjects are located on the south side of Main Street, close to its junction with Greenlees Road, on a busy parade immediately opposite large council offices where neighbouring occupiers include Costa Coffee John Fairweather Pub (Wotherspoons operated), Subway and Domino's Pizza

Description

The subjects comprise first floor restaurant premises forming part of a larger sandstone building.

Access to the first floor is via a double staircase from Main Street and internally the subjects provide open-plan restaurant accommodation with a kitchen and bar area, customer & staff WC facilities.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following net internal area of;

169.64 sq m (1,826 sq ft)

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £11,900.

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

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £10,000 per annum.

Alternatively our client may consider disposing of their heritable interest for which offers are invited.

Planning

The subjects currently benefit from Class 3 Planning Consent, however, may be suitable for alternative uses subject to planning. All planning queries should be made directly to South Lanarkshire Council on 0303 123 1015

EPC

Available upon request.

VAT

No VAT is applicable on the rent / purchase price.

Viewing & Further Information

Via the sole agents, Gerald Eve LLP.

Gregor Brown
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Tel. 0141 227 2375



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