

UNIT 7 ELIZABETH COURT EAST KILBRIDE



GERALDEVE

TO LET
RETAIL PREMISES WITH CLASS 2 CONSENT
36.29 sq m (391 sq ft)



Unit 7 Elizabeth Court
4 Stuart Street
East Kilbride
G74 4NG

Mid-terraced retail premises located within the heart of East Kilbride Village

- new FRI lease available
- property to be fully refurbished / white boxed
- internally provides modern open-plan accommodation
- benefits from Class 1 & 2 consent
- rear door access opening out onto large public car park
- scope for 100% rates relief under Small Business Bonus Scheme

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Location

The subjects are located on the south side of Stuart Street close to its junction with Hunter Street in the heart of East Kilbride Village which lies approximately 12 miles south-east of Glasgow City Centre.

The subjects benefit from on-street parking as well as a large pay and display public car park to the rear. The area is serviced by both bus and rail links with East Kilbride Railway Station located within walking distance west providing direct services to Glasgow Central.

Description

The subjects comprise mid-terraced ground floor retail premises forming part of a larger modern three-storey building where the upper floors are in residential use.

Externally the subjects benefit from a traditional frontage with a timber framed display window and adjacent pedestrian access door. Rear door access is provided that opens out to a pay and display car park ideal for deliveries.

Internally the subjects provide open-plan accommodation to the front along with storage space to the rear along with a staff WC and will be fully refurbished / white boxed.

Accommodation

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

36.29 sq m (391 sq ft)

Planning

The subjects benefit from Class 1 & 2 consent.

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £13,500 per annum.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £9,400.

Under the small business bonus scheme some occupiers may benefit from 100% rates relief.

VAT

The rent is subject to VAT at the prevailing rate.

EPC

Available upon request.

Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP

Gregor Brown
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Tel. 0141 227 2375



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