

TO LET - OFFICE / RETAIL

47 - 51 GLASGOW ROAD

RUTHERGLEN, GLASGOW, G73 1LJ



KEY HIGHLIGHTS

- 2,273 sq ft
- Highly prominent commercial premises suitable for a range of uses
- Benefits from secure yard / parking to the rear
- New FRI lease available - £24,000 per annum - no VAT
- Available for immediate occupation
- Well suited for office / trade-counter / showroom / clinic / dentist / pilates studio / PT gym etc
- Easy M74 motorway access
- Eligible for 100% rates relief under the Small Business Bonus Scheme

SUMMARY

Available Size	2,273 sq ft
Rent	£24,000 per annum
Rates Payable	£4,272 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£8,900
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Prominent standalone commercial premises available for immediate occupation.

Benefits from high levels of passing traffic with extensive frontage onto Glasgow Road.

Internally the front area provides well-presented reception area with meeting room, main open-plan office with 3 x partitioned offices. Male & female Wc's are found to the rear together with staff breakout / tea-prep and additional storage rooms.

LED lighting and comfort heating / cooling found throughout.

Externally there is a secure yard to the rear with double gates and palisade fencing ideal for external storage.

Well suited for office / trade-counter / showroom / clinic / dentist / pilates studio / PT gym etc

LOCATION

The subjects are located within the Rutherglen area of Glasgow just 3 miles east of Glasgow City Centre.

The subject property commands a highly prominent position on the west side of Glasgow Road (A730), by its junction with Western Avenue, benefitting from high volumes of passing traffic.

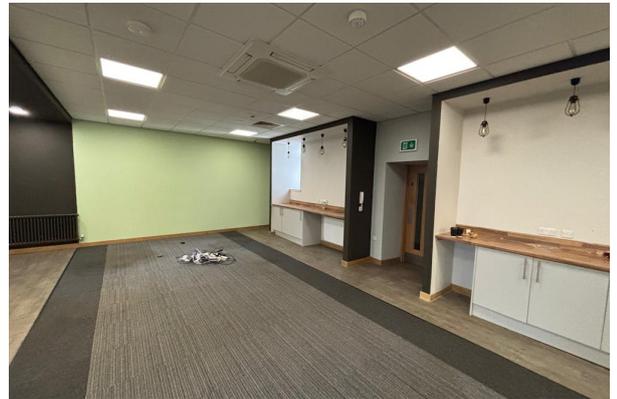
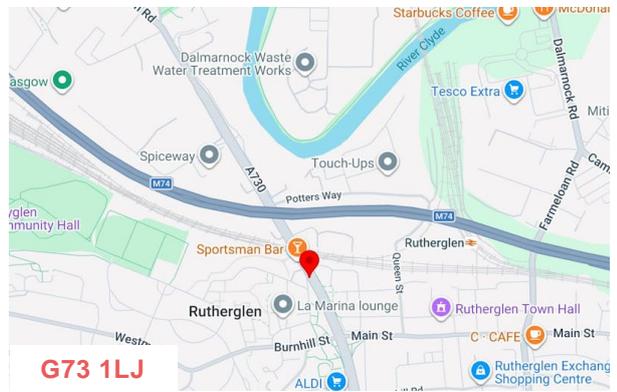
Junction 1A of the M74 is less than a 5 minute drive west that connects with the M8, M77 and M73 beyond.

Rutherglen Train Station is only a 5 minute walk east via Rutherglen Main Street where plentiful local amenities are found.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,273	211.17	Available
Total	2,273	211.17	



VIEWING & FURTHER INFORMATION

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