



TO LET

Retail

**81 KELSO DRIVE, EAST KILBRIDE,
GLASGOW, G74 4DB**

The property forms part of a block of 4 retail units within a densely populated residential area.

-  Residential area
-  Rear service yard
-  Free car parking
-  Rates exemption potential

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LOCATION

East Kilbride is situated around 9 miles south-east of Glasgow and is highly accessible with direct links to Junction 5 of the M74. The property is located on the south side of Kelso Drive, close to its junction with Iona Drive. The arterial route Kingsway (A725) is close to the property, and links in the east and west to the motorway network around Glasgow.

The East Kilbride Railway Station takes 4 minutes to drive.

Nearby occupiers include Premier and Onyx's Pet Shop.

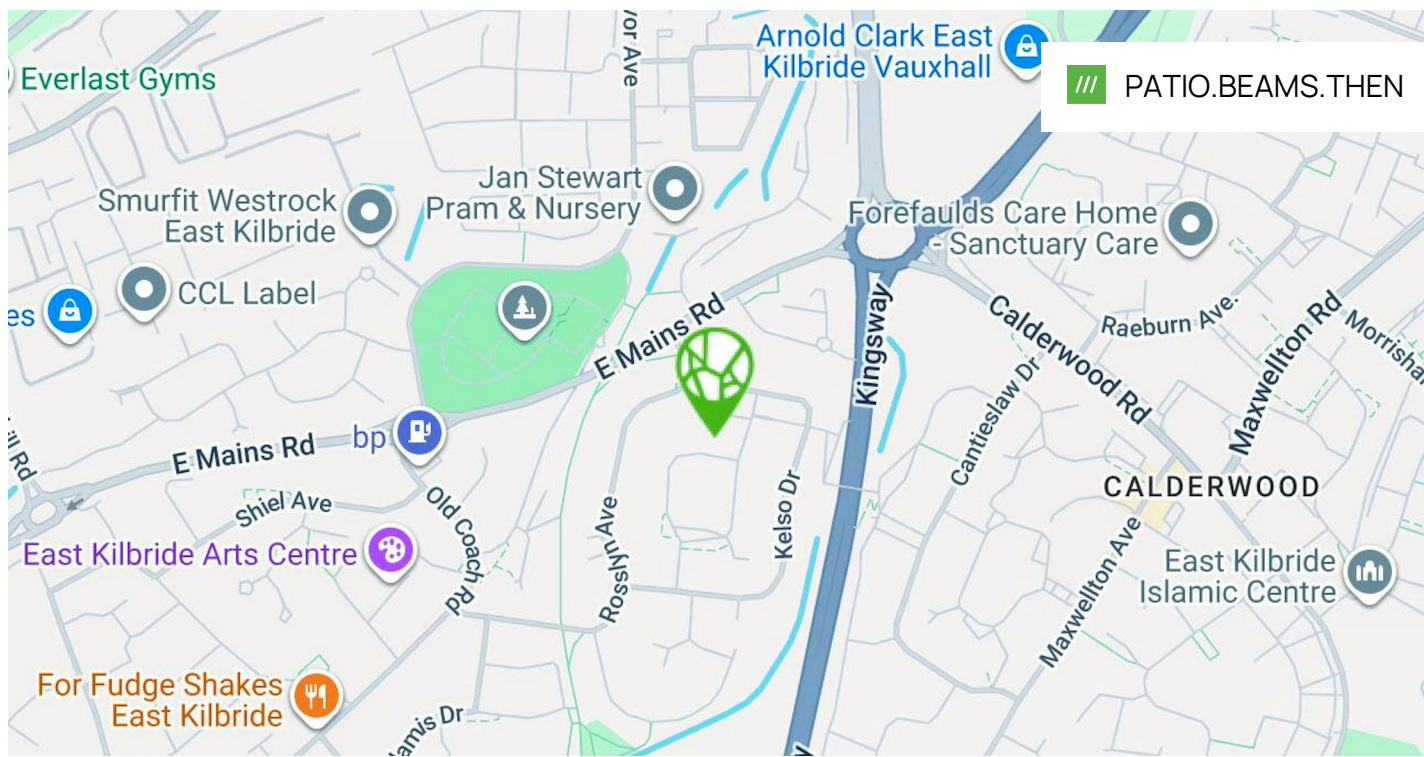
DESCRIPTION

The subject property comprises a ground floor retail unit of masonry construction with brick walls and a pitched roof covered in concrete tiles. The property forms part of a block of 4 retail units within a densely populated residential area.

The property is accessed via a single recessed timber framed and glazed door. Internally, the ceiling is of suspended tile and incorporates LED box lighting. The walls are finished with display units and the flooring is covered in laminate. The kitchenette and staff welfare facilities are to the rear. The property was previously used as a hair salon.

There is no gas supply to the property and space heating is provided electrically.

There is free parking to the front of the property.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	510	47.38

LEASE TERMS

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £12,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £8,700. An occupier may be eligible for rates relief, subject to status.

EPC

The property has an Energy Performance Certificate (EPC) rating of G (127). A copy of the EPC is available upon request.

VAT

Applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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