

## TO LET - RETAIL

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1 POLLOCK LANE

CALDERWOOD SQUARE, EAST KILBRIDE, G74 3BF



### KEY HIGHLIGHTS

- 1,288 sq ft
- Prominent Class 1A premises
- Generous customer parking
- New FRI lease available - £24,000 per annum
- Available for immediate occupation
- Potential for Class 3 / Hot-Food, subject to planning
- Located within the busy and popular Calderwood Square Shopping Centre
- Neighbouring occupiers include Sally Salon Services, Spar, Greggs, Bet Fred, Marini's, Scot Mid, Rowlands Pharmacy

SUMMARY

|                |                                      |
|----------------|--------------------------------------|
| Available Size | 1,288 sq ft                          |
| Rent           | £24,000 per annum                    |
| Rateable Value | £15,700<br>Rates Payable - £5,928.08 |
| VAT            | Applicable                           |
| EPC Rating     | Upon enquiry                         |

DESCRIPTION

Highly prominent end-terraced corner Class 1A retail premises.

Situated at entrance to Calderwood Square car park with generous customer parking provided.

Externally benefits from large display windows with corner customer entrance.

Internally provides open-plan accommodation with WC's and tea-prep provided to the rear.

LOCATION

East Kilbride is Scotland's most successful new town with a population of approximately 75,000 and is situated just 10 miles south of Glasgow City Centre.

Calderwood Square is a popular neighbourhood shopping centre situated a short distance north-east of the town centre within a densely populated residential area.

Calderwood Road connects with the A725 East Kilbride Expressway a short distance north that connects with the M74 beyond.

Neighbouring occupiers include Sally Salon Services, Spar, Greggs, Bet Fred, Marini's, Scot Mid, Rowlands Pharmacy.

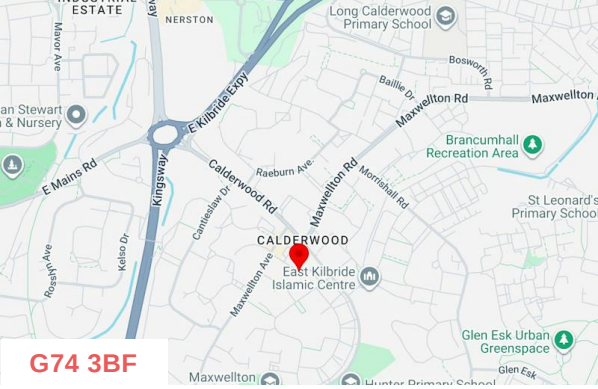
ACCOMMODATION

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 1,288        | 119.66        | Available    |
| <b>Total</b> | <b>1,288</b> | <b>119.66</b> |              |

PLANNING

The subjects benefit from Class 1A consent, however, may be suitable for alternative uses including Class 3 / Hot-Food consent subject to planning.



VIEWING & FURTHER INFORMATION

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