

TO LET - RETAIL

17 MAIN STREET

EAST KILBRIDE, G74 4JH



KEY HIGHLIGHTS

- 983 sq ft
- Located within the heart of East Kilbride Village
- Well suited for salon, beauty, clinic, retail, office use
- Neighbouring occupiers include Mother of The Bride | Lady G, The Rainbow Room, Zucca, Co-op, Village Music and Angel Homes
- Well-presented Class 1A premises
- On-street parking plus large public car park to rear
- Available on new FRI lease - £20,000 pa - no VAT

SUMMARY

Available Size	983 sq ft
Rent	£20,000 per annum
Rateable Value	£16,100 The rates payable is £6,234.00
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent mid-terraced ground floor Class 1A premises.

Externally benefits from a modern double shopfront with two large display windows and customer entrance.

Internally the subjects are very well fitted providing open-plan accommodation to the front with staff/customer WC and kitchen tea-prep the rear.

There is rear door access via the large public car park, ideal for deliveries.

LOCATION

The subjects are located on the west side of Main Street between its junction with Kitch Street and Hunter Street within the heart of East Kilbride Village approximately 12 miles south-east of Glasgow City Centre.

The subjects benefit from on street parking in the vicinity as well as a pay and display 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.

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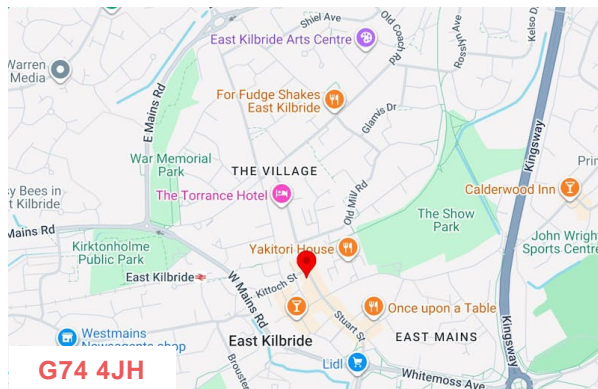
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	983	91.32	Available
Total	983	91.32	

JOINT AGENT

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VIEWING & FURTHER INFORMATION

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