

TO LET Retail

83 KELSO DRIVE, EAST KILBRIDE,
GLASGOW, G74 4DB

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £12,000 per annum

-  Residential area
-  Rear service yard
-  Free car parking
-  Alternative use potential
-  Potential rates exemption



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, Onyx's Pet Shop and Allfloors Glasgow.

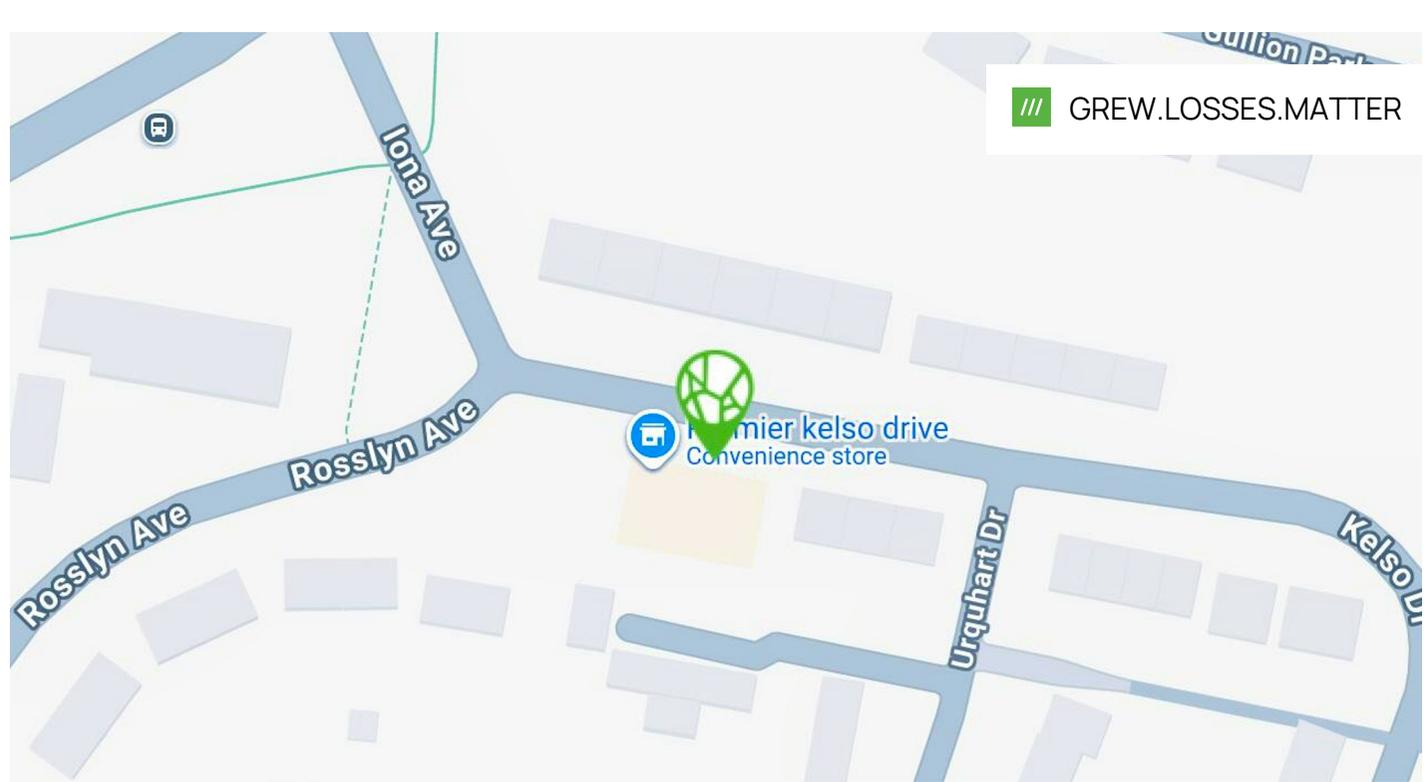
DESCRIPTION

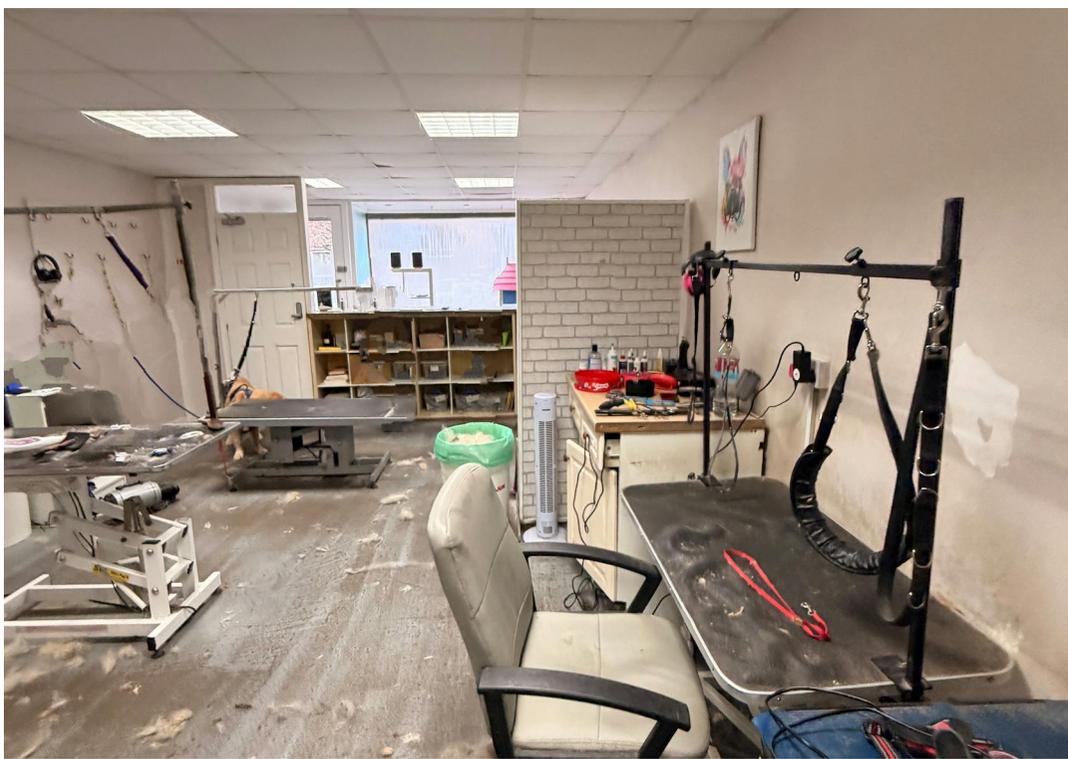
The subject property comprises a ground floor retail unit of masonry construction with brick walls and a pitched roof covered in concrete tiles. The property forms part of a block of 4 retail units within a densely populated residential area.

The property is accessed via a single recessed timber framed and glazed door. Internally, the ceiling is of suspended tile and incorporates fluorescent strip tube lighting. The walls are of plaster/paint and the floor is of concrete. Staff welfare facilities are to the rear.

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	496	46.08

LEASE TERMS

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £12,000 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £5,900. The occupier may be eligible for rates relief, subject to status.

EPC

G (127)

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



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