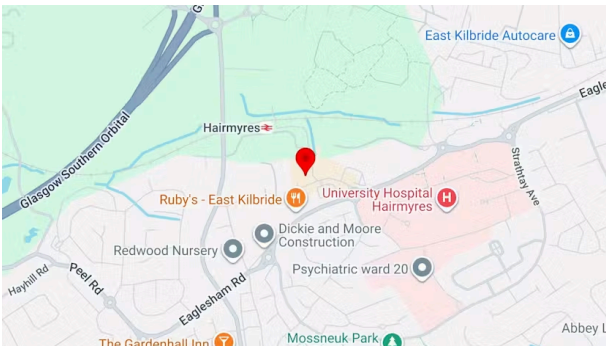




14 St. James Avenue, East Kilbride, Glasgow, G74 5QD

Retail To Let | £9,450 per annum | 540 sq ft

Part of the successful St James Retail Centre, Hairmyres, East Kilbride. Adjacent to the new Hairmyres Train station / Park & Ride.



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Key Points

- Commanding a prominent location immediately next to the train station and park and ride.
- Neighbouring tenants include Greggs, Lidl and a wide range of occupiers across estate agency/letting agency, Home Improvement, restaurant, sandwich, barbers and professional uses.
- On site parking.
- A self contained unit in good condition throughout to include staff/kitchen facilities.
- An exceptionally busy location covering the south west of East Kilbride to include Hairmyres and Jackton. Over 2,000 new homes have been built in recent years.
- Qualifying tenants may benefit from 100% rates relief.

Description

An attractive retail/office/showroom unit which is self contained and benefitting from car parking immediately to the front of the property and opposite. The building has seen significant upgrading works recently to include a new roof and external rendering.

Location

The St James Retail Centre sits in close proximity to Hairmyres University, Police Scotland Training College and the new Hairmyres Train Station and Park and Ride Facility. The immediate catchment area is densely populated covering the likes of Hairmyres, Mossneuk and Jackton. The East Kilbride Community Growth area has seen in excess of 2,000 new homes built in recent years in what is an already densely populated area of East Kilbride.

Summary

- Rent: £9,450 per annum
- Business rates: Tenants who benefit from Small Business Bonus Scheme may qualify for a 100% discount.
- Service charge: £266 per annum Estimated.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings



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