

TO LET / FOR SALE - INDUSTRIAL / OFFICE / RETAIL

10 BROOMPARK ROAD

BLANTYRE, GLASGOW, G72 0DR



KEY HIGHLIGHTS

- 5,877 sq ft
- Currently fitted as a nursery with Class 10 consent plus Class 11 in out building
- May be suitable for alternative uses including showroom, trade-counter, gym, yoga studio, clinic subject to planning
- Benefits from convenient motorway access
- Highly prominent standalone commercial premises
- Class 10 consent with planning approved for Class 11 in out building
- Benefits from generous parking and outdoor play area
- £40,000 per annum or o/o £400,000 to buy

SUMMARY

Available Size	5,877 sq ft
Rent	£40,000 per annum
Price	Offers in excess of £400,000
Rates Payable	£14,566.50 per annum
Rateable Value	£29,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent standalone commercial premises.

Comprises main nursery building with separate out building that has recently secured Class 11 consent for a small soft play.

The property may be suitable for alternative uses including showroom, trade-counter, gym, yoga studio, clinic subject to planning.

LOCATION

Blantyre is situated within the South Lanarkshire Local Authority Region approximately 12 miles south-east of Glasgow.

More specifically the subjects are situated on the east side of Broompark Road by its junction with Main Street.

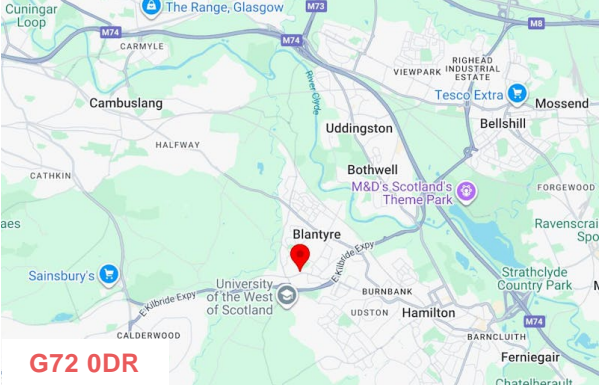
The nearby A725 East Kilbride Expressway connects with the M74 motorway via the Raith Interchange together with the M73 and M8 beyond.

Blantyre Railway Station is 1 mile north whilst regular bus services operate on Main Street.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main Building	4,824	448.16	Available
1st - Main Building	438	40.69	Available
Ground - Outbuilding	615	57.14	Available
Total	5,877	545.99	



VIEWING & FURTHER INFORMATION

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