

DM HALL

For Sale

Retail/Office



52 Montgomery
Street, Eaglesham,
G76 0AU

36.65 sq m
(394.50 sq ft)

- Rare opportunity to acquire a small retail/office unit in Eaglesham
- Highly sought-after and affluent village location
- Prominent position on Montgomery Street, adjacent to the historic Orry
- Attractive historic setting within Eaglesham Conservation Area
- Suitable for a variety of retail, office and commercial uses
- Net internal area of approximately 36.65 sq.m (394 sq.ft)
- Offers Over £99,000 are invited

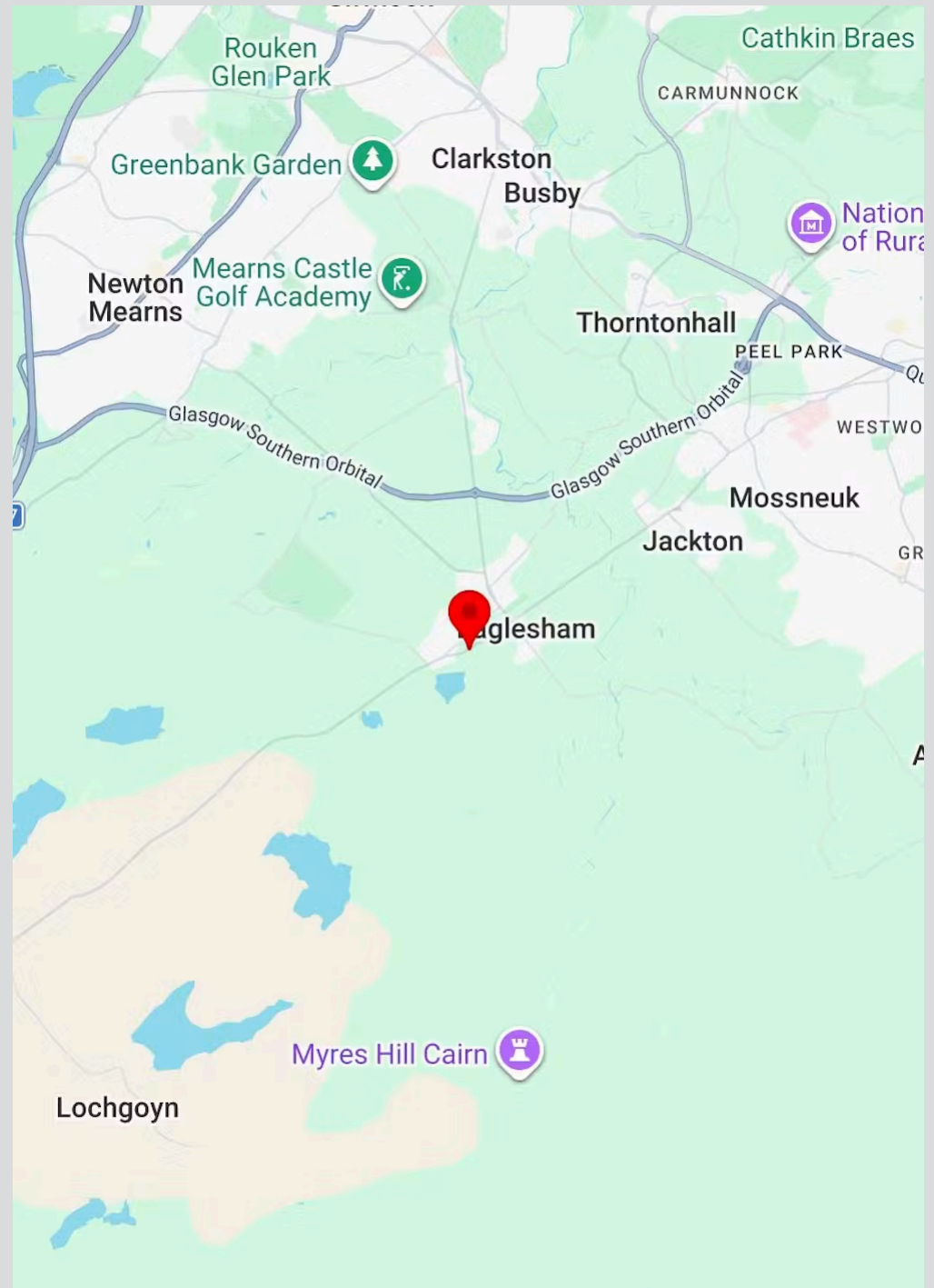
LOCATION

The property occupies a prominent position on Montgomery Street, within the heart of the highly sought-after village of Eaglesham.

Eaglesham is one of East Renfrewshire's most desirable and affluent villages, renowned for its historic character, attractive surroundings and strong residential catchment. The village centre provides a mix of independent retailers, cafés, restaurants, professional services and other local amenities, creating an established commercial environment serving the affluent local community.

Montgomery Street forms the principal route through the village, connecting Eaglesham with East Kilbride and Kilmarnock via the B764. The property also benefits from its position adjacent to the Orry, the historic common green at the centre of the village, which adds to the attractive setting of the village centre.

The property is situated within the Eaglesham Conservation Area and forms part of a Category B Listed Building, reflecting the historic character and distinctive architectural heritage of the village.



DESCRIPTION

The property comprises a small, double-fronted ground floor retail/office unit forming part of a traditional two-storey listed building. The accommodation provides an open-plan sales/office area together with a small toilet to the rear.

FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	394.50	36.65
Total	394.50	36.65

ADDITIONAL OPPORTUNITY

The upper floor residential accommodation within the building is also being offered for sale by the same owner through a separate residential agent. There is therefore an opportunity, subject to separate negotiation, to acquire the entire building comprising the ground floor commercial premises and upper floor residential accommodation



EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs

NON-DOMESTIC RATES

Rates Payable: It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

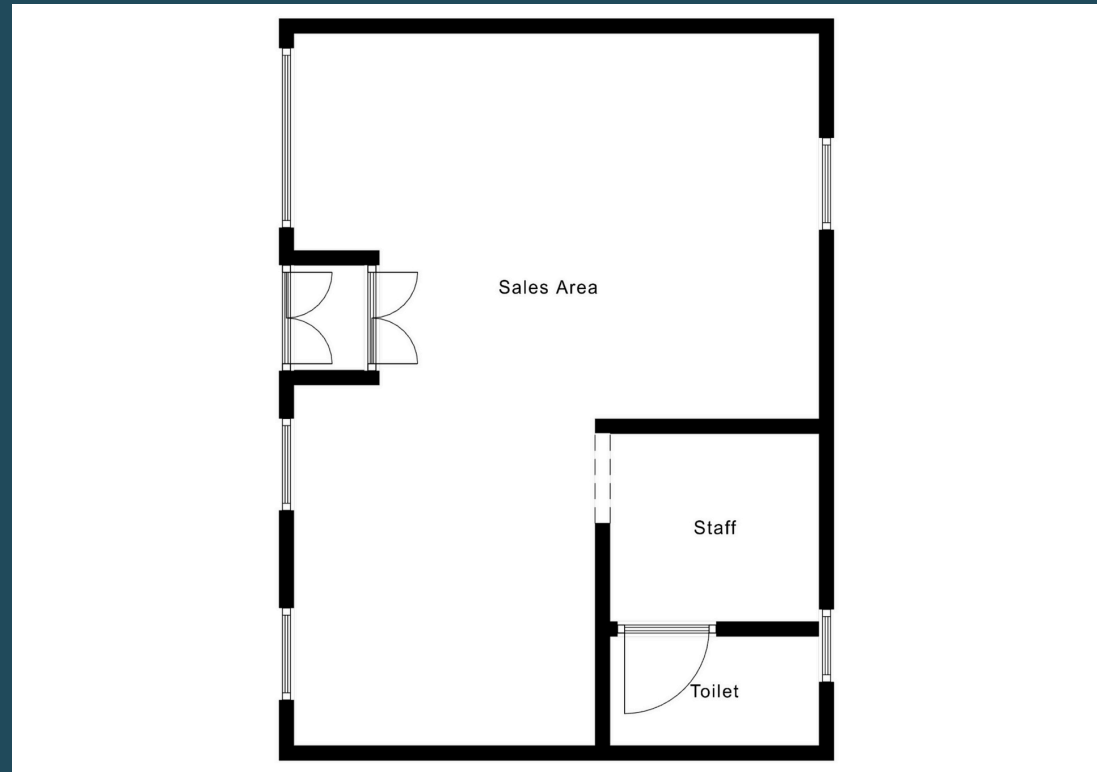
Rateable Value: £4,900

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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DM HALL



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RICS

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PROPERTY REF: WSA3048

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