

TO LET - RETAIL

80 MAIN STREET

RUTHERGLEN, GLASGOW, G73 2HY



KEY HIGHLIGHTS

- 380 sq ft
- Well-presented salon / class 1A premises
- New FRI lease available - £12,000 pa - no VAT
- Neighbouring occupiers include Greggs, Bank of Scotland, One 0 One, Beijing Banquet and Iceland
- Available from 26 April 2026
- Located on prime section of Rutherglen Main Street
- Eligible for 100% rates relief under the Small Business Bonus Scheme

SUMMARY

Available Size	380 sq ft
Rent	£12,000 per annum
Rates Payable	£2,016.90 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£4,050
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced ground floor salon / class 1A premises forming part of a larger tenement building.

Externally benefits from a single shopfront with customer entrance, protected by electrically operated security shutter.

Internally provides well-presented open-plan accommodation to the front complete with beauty / storage uroom, kitchen tea-prep and WC to the rear.

LOCATION

Rutherglen is located just 3 miles south-east of Glasgow City Centre within the South Lanarkshire Local Authority Region.

More specifically the subjects are located within the heart of Rutherglen on the south side of Main Street, opposite its junction with Queen Street, occupying a prime position.

Convenient M74 motorway access is provided via Junction 2 Rutherglen approximately 1 mile east.

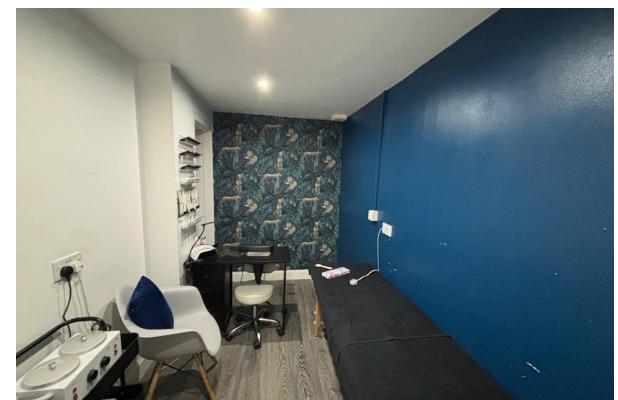
Regular bus services operate on Main Street whilst Rutherglen Railway Station is a 5 minute walk north.

Neighbouring occupiers include Greggs, Bank of Scotland, One 0 One, Beijing Banquet and Iceland.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	380	35.30	Available
Total	380	35.30	



VIEWING & FURTHER INFORMATION

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