

TO LET - OFFICE

26 VICTORIA STREET

RUTHERGLEN, GLASGOW, G73 1DS



KEY HIGHLIGHTS

- 654 sq ft
- Office / salon / studio space with yard space / off-street parking
- Highly convenient M74 motorway access via Junction 2
- New FRI lease available - £9,750 pa - no VAT
- Located within Rutherglen Town Centre
- Additional on-street parking provided
- Eligible for 100% rates relief

SUMMARY

Available Size	654 sq ft
Rent	£9,750 per annum
Rates Payable	£2,525.25 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£5,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced ground floor office / salon / studio accommodation with off-street yard / parking.

Access is via Victoria Street and internally provides; private front office / meeting room, tea-prep, file storage, rear main open-plan office.

There is secure yard / parking bound by fencing with double gates.

Gas central heating is provided.

LOCATION

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

More specifically the subjects are located within the heart of Rutherglen Town Centre on the north side of Victoria Street which is two streets back from Main Street and just off Farmeloa Road.

On-street parking is provided as well as two nearby public car parks.

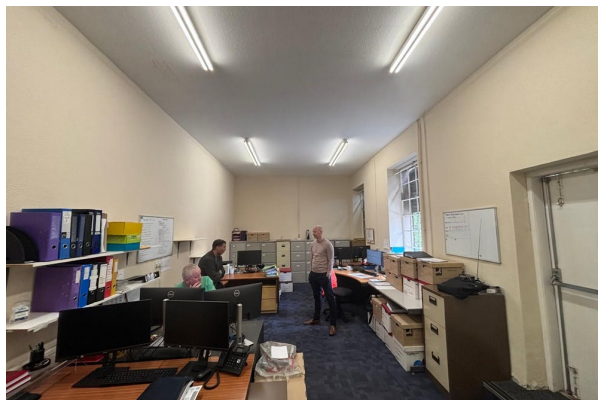
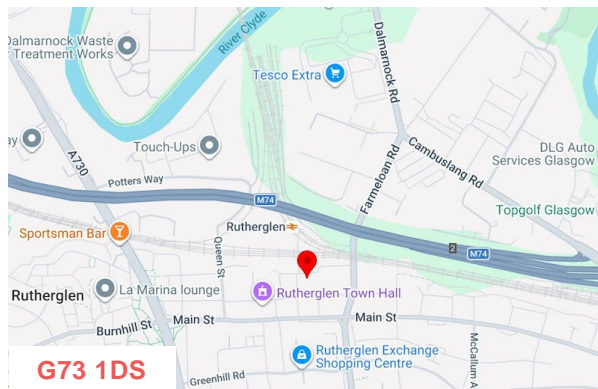
Rutherglen Railway Station is situated adjacent to the subjects whilst regular bus services operate on Main Street and Farmeloa Road.

Neighbouring occupiers include Brown Print, Thermocool and Bluebells Hair & Beauty.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	654	60.76	Available
Total	654	60.76	



VIEWING & FURTHER INFORMATION

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