



270-280 Main Street

High Blantyre, G72 0DH

Unbroken and fully let retail parade in busy high street location.

£575,000 / 10.14% NIY.

- A fully let, unbroken parade of six shops with a flat and garden grounds to rear
- Scope for reversion on existing leases
- Seven income streams from a varied mix of local businesses
- WAULT of 6.95 yrs to expiry and 5.10 yrs to break (retail only)

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Summary

Price	Offers in excess of £575,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The retail parade forms a single storey brick built building beneath a slate roof, forming six individual shop units which benefit from good frontage onto Main Street, and parking immediately to the front. Each of the units benefits from external secure roller shutters. The residential flat is accessed from the gable end and forms an impressive 3 bed unit with expansive gardens to the rear.

Further images can found at: <https://m.search-prop.com/270-280-main-street-high-blantyre>

Location

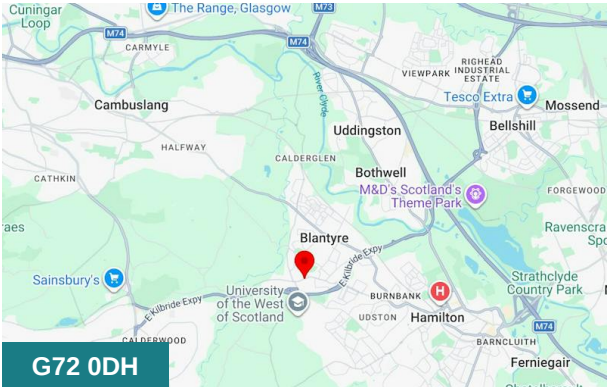
Blantyre is a town of approximately 17,000 people in South Lanarkshire, around 8 miles south-east of Glasgow city centre. Hamilton and East Kilbride are both a few minutes' drive away. The M74 runs along the town's eastern edge, and the A725 dual carriageway links Blantyre to East Kilbride and the wider motorway network. Blantyre railway station has regular trains to Glasgow Central.

High Blantyre sits at the southern end of the town. Main Street is one of its main roads and carries steady local traffic all day. The parade is on the north side of the street, with a long, continuous frontage to the road. The surrounding area is primarily residential, and therefore the shops serve a large local catchment within walking distance. Customers can park free on the street, and there is a public car park across the road.

Terms

The property is let on seven leases as per the appended tenancy schedule. Copies of the leases can be made available to interested parties.

Offers are invited in excess of £575,000 reflecting a NIY of 10.14%.



Viewing & Further Information



Ross Jubin
07889590133
ross.jubin@egmproperty.co.uk

270-280 Main Street, Blantyre - Tenancy Schedule

Address	Tenant Name	Size (sq ft)	Rent (pa)	Rent (psf)	ERV (pa)	Lease Start	Lease Expiry	Rent Review	Break Option	Comment
Unit 1 - 280 Main Street	Stephen Reid (Flowers to Go)	443	£7,800	£17.60	£8,862	01/05/2022	01/05/2027	01/05/2025	01/05/2024	
Unit 2 - 278 Main Street	Charlene & Gordon Bushby (Deli Delights)	564	£9,000	£15.96	£11,278	09/05/2022	08/05/2027	09/05/2025	09/05/2024	
Unit 3 - 276 Main Street	Magdalena Dorosko (Cut 'n' Shave)	425	£6,000	£14.12	£8,500	14/07/2017	13/07/2027	14/07/2022		
Unit 4 - 274 Main Street	Charmaga Retail Ltd	644	£11,500	£17.86	£12,880	15/12/2023	15/12/2038		14/12/2026	
Unit 5 - 272 Main Street	Sun Studio	450	£9,000	£20.00	£9,000	10/05/1999	09/05/2037		10/05/2032	Tenant currently paying £7,480 until 9th May 2027. Landlord will top up rent.
Unit 6 - 270 Main Street	Adamo & Onorina Morelli (Gino Chip Shop)	473	£9,460	£20.00	£9,460	01/06/1998	31/12/2038		01/06/2033	Tenant currently paying £8,200 until 31st Dec 2028. Landlord will top up rent.
274A Main Street Blantyre	Jaspreet Singh and Harleen Kaur (residential)		£8,340		£8,340	27/01/2021				
Total		2,999	£61,100		£68,320					