

# TO LET

## PROMINENT RETAIL UNIT

# 329 Old Edinburgh Road, Uddingston, Glasgow G71 6BP



- NIA: 93.89 sq m (1,010 sq ft)
- Prominent frontage
- Rare letting opportunity
- On site car parking
- Part of busy retail park
- Rent: Offers in excess of £24,000 pax

VIEWING & FURTHER INFORMATION:

Fraser Smith f.smith @shepherd.co.uk

Calvin Molinari c.molinari@shepherd.co.uk

T: 0141 331 2807

www.shepherd.co.uk

## **LOCATION**

The subjects are located within a purpose built retail development between Tannochside and View park, which is approximately 11 miles to the east of Glasgow city centre. The subjects benefit from being in close proximity to junctions of the M74 network.

The development is anchored by a Scot-Mid/Co-op supermarket. Surrounding occupiers within the vicinity comprise a mix of tenants including Coral, Greggs, Scotmid, Boots and two independent hot food operators and Barnardos.

The plan overleaf illustrates the approximate location of the subjects as outlined in red.

### **DESCRIPTION**

The subjects comprise a single storey retail unit within the fully occupied retail development. The unit benefits from a large aluminium framed display frontage protected by an electric, steel roller shutter.

The subjects are currently occupied by a dental practise and we can confirm their lease is due to expire in the next 6 months. Internally, the unit compromises of a main reception area with the remainder of the unit partitioned into surgery rooms, stores and offices. The unit contains

one disabled accessible toilet as well as staff welfare facilities fitted.

A suspended ceiling has been fitted throughout the unit with the added benefit of an air conditioning system fitted in a number of the treatment rooms. The unit is also accessible from the rear via a loading area at the back of the units.

### **ACCOMMODATION**

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

Net Internal Area: 93.89 sq m (1,010 sq ft)

## **RENT/LEASE TERMS**

We are seeking to lease the premises on the basis of a full repairing and insuring lease of flexible duration incorporating regular upwards only rent reviews. Offers in excess of £24,000 pax.

### **SERVICE CHARGE**

Details of the service charge can be provided to interested parties upon request.

# TO LET



# PROMINENT RETAIL UNIT

# 329 Old Edinburgh Road, Uddingston, Glasgow G71 6BP

#### **RATING**

The premises are entered in the current Valuation Roll with a rateable value of £17,300.

## **EPC**

A copy of the energy performance certificate can be provided to interested parties upon request.

#### **VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## **VIEWING**

For further information or viewing arrangements please contact the sole agents:

A: 5<sup>th</sup> Floor, 80 St Vincent Street, Glasgow. G2 5UB

T: 0141 331 2807

E: Fraser Smith – <u>f.smith@shepherd.co.uk</u>
Calvin Molinari – <u>c.molinari@shepherd.co.uk</u>

W: www.shepherd.co.uk

**Date of publication May 2019** 





Overview of the shopping parade showing the Anchor Scotmid Store



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.