

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 comprises 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.

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:

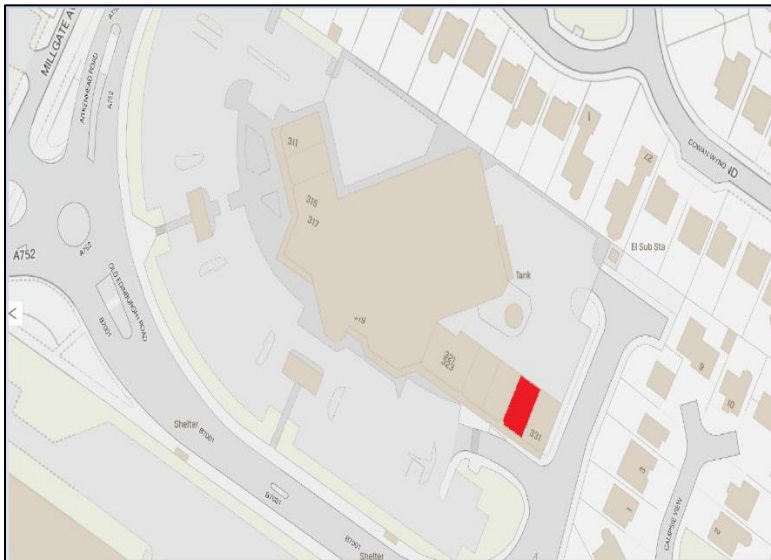
A: 5th Floor, 80 St Vincent Street, Glasgow. G2 5UB

T: 0141 331 2807

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

W: www.shepherd.co.uk

Date of publication May 2019



Overview of the shopping parade showing the Anchor Scotmid Store

