

LEASE FOR SALE

RETAIL /OFFICE PREMISES

19 STUART STREET, EAST KILBRIDE, G74 4NG

LOCATION

East Kilbride is one of Scotland's most established new towns situated approximately 10 miles south east of Glasgow. The town has an immediate population of around 95,000 and draws on a wider catchment in excess of 250,000 people.

The premises are located in a prominent position on Stuart Street in East Kilbride Village in the parade bounded by Kirkton Park to the south and Maxwell Drive to the north.

DESCRIPTION

The available accommodation benefits from the following specification:

- Car parking to the rear with 24 private spaces and 3 disabled spaces
- Existing partitioning of meeting rooms and reception area on the ground floor
- Raised access flooring in part
- Suspended ceilings in main office areas
- Disabled access
- Shower facilities in rear building



ACCOMMODATION

The net internal areas are as follows:

Front Building:

Ground Floor	2,136 sq ft	198 sq m
First Floor	904 sq ft	84 sq m

Rear Building:

Ground floor	2,575 sq ft	239 sq m
First Floor	2,410 sq ft	224 sq m

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £94,250
Commercial Rate Poundage £0.516
(exclusive of water and sewerage rates)

ENTRY

By agreement.

RENT

The passing rent is currently £118,260 per annum.

LEASE TERMS

The property is available by way of a sublease or assignment arrangement, with the current lease running until 8 November 2022. Further details upon request.

TERMS

Subject to covenant, incentives are available with further details on request.

ENERGY PERFORMANCE CERTIFICATE

EPC rating to be confirmed.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

VIEWING & FURTHER INFO

Strictly by appointment through the sole letting agent.

PETER HUTTON

Partner
+44 141 304 3210
07585 509 466

peter.hutton@cushwake.com

KEVIN NEALIS

Senior Surveyor
+44 141 223 8798
07747 008 474

Kevin.nealis@cushwake.com

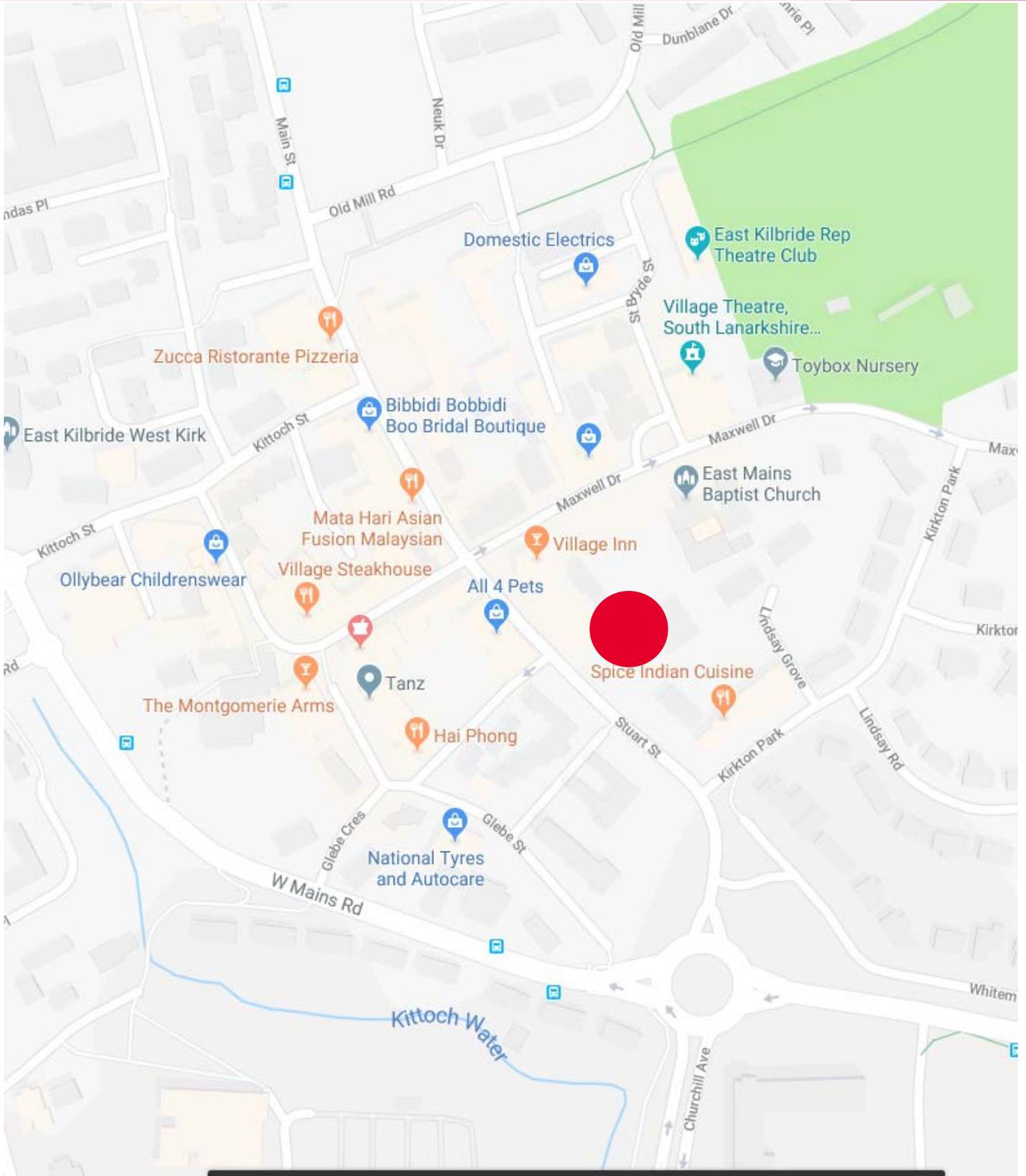
CUSHMAN & WAKEFIELD

199 St Vincent Street,
Glasgow G2 5QD
+44 207 152 5000
cushmanwakefield.com

LEASE FOR SALE

RETAIL /OFFICE PREMISES

19 STUART STREET, EAST KILBRIDE, G74 4NG



Cushman & Wakefield, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Cushman & Wakefield has any authority to make or give any representation or warranty whatsoever in relation to this property. Cushman & Wakefield accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: August 19 | Cushman & Wakefield LLP | Regulated by the Royal Institution of Chartered Surveyors.

CUSHMAN & WAKEFIELD
199 St Vincent Street,
Glasgow G2 5QD
+44 207 152 5000
cushmanwakefield.com