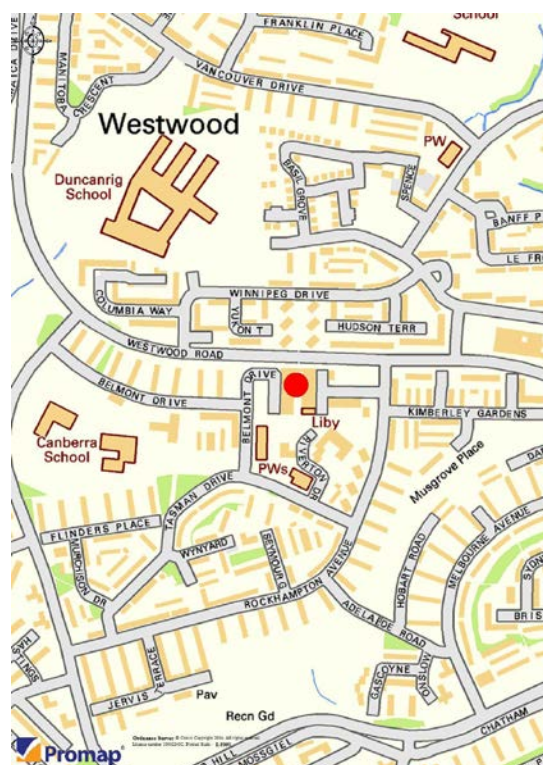




24 Westwood Square, East Kilbride, G75 8JQ

- Suitable for various uses
- Large residential catchment area
- Unit extends to approximately 51.00 Sq. M. (549 Sq ft)
- £4,500 per annum.



LOCATION

East Kilbride is the largest town in the South Lanarkshire council area of Scotland and is regarded as a busy shopping hub.

DESCRIPTION

The subjects are located in the Westwood Shopping Precinct and provides a ground floor retail unit which would be suitable for a variety of uses (STP).

RENT

We are instructed to seek offers of £4,500 per annum exclusive of VAT and any other outgoings.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with this transaction.

RATES

The property is currently entered into the Assessors Valuation Roll as follows:

Rateable Value: £4,550

AREAS

We understand the subjects extend to the following approximate net internal areas in accordance with RICS Property Measurement Professional Statement (1st Edition):

Ground Floor — 51.00 Sq. M.
(549 Sq ft)

TERMS

The premises are offered by way of a new Full Repairing and Insurance lease on Terms to be agreed.

VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

A full EPC survey has been carried out and is available for inspection.

VIEWING & FURTHER INFORMATION

Strictly by appointment through:

Graham + Sibbald: 233 St
Vincent Glasgow G2 5QY

To arrange a viewing contact:



Innes Flockhart
Surveyor
innes.flockhart@g-s.co.uk
0141 567 5351
07 803 896 939



Ryan Farrelly
Surveyor
ryan.farrelly@g-s.co.uk
0141 567 5382

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2018