

# FOR SALE

## Industrial Unit

**44 Arrotshole Road, Glasgow, G74 5DN**



- **GIA: 187.20 sq m (2,015 sq ft)**
- Excellent transport links
- **Rare sale opportunity**
- Popular industrial location
- **Price: £70,000**

### VIEWING & FURTHER INFORMATION:

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### LOCATION

East Kilbride is an established industrial and commercial location with a wide variety of corporate and private companies. The subjects are in close proximity to the A726 a main arterial route serving the town, providing easy access to the Glasgow Southern Orbital Route and the M77, as well as the M74.

East Kilbride itself, lies approximately 10 miles south east of Glasgow City Centre and has developed as one of West Central Scotland's principal commercial locations. The estate is located within close proximity to the town centre, which provides a variety of retail, leisure and public transport facilities.

### DESCRIPTION/ACCOMMODATION

The subjects comprise a mid-terrace industrial workshop unit of steel framed construction with brick and block infills. The external elevations, where visible, are finished in concrete render and surmounted by a multi pitched roof which is finished in felt incorporating translucent roof panels.

There is a sliding door at the front elevation allowing vehicle access to the unit and for loading purposes. Internally, the accommodation provides open plan workshop space with a toilet block situated towards the rear. A shared yard area is located to the front of the premises

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend to the following Approximate  
**Gross Internal Area: 187.20 sq.m (2,015 sq.ft)**

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### SALE PRICE

Our client is seeking offers over **£70,000** for the heritable interest in the subjects.

### GROUND LEASE

Please note that any purchaser or tenant will be responsible for payment of a ground lease. Full details of the ground lease can be provided to seriously interested parties upon request. The current passing rent is £1,220 pax. The ground lease expires on the 27<sup>th</sup> December 2078. A rent review is due on the 28<sup>th</sup> May 2019 and reviewed on a 10 yearly cycle.

### RATING

The premises are entered in the current Valuation Roll with a rateable value of £7,800. **If any new tenant or purchaser qualifies for the Small Business Bonus Scheme they will qualify for 100% rates relief.**

### PLANNING

We understand that the property has Planning Consent for its existing use. It will be incumbent upon any purchaser/tenant to satisfy themselves in this respect.

### EPC

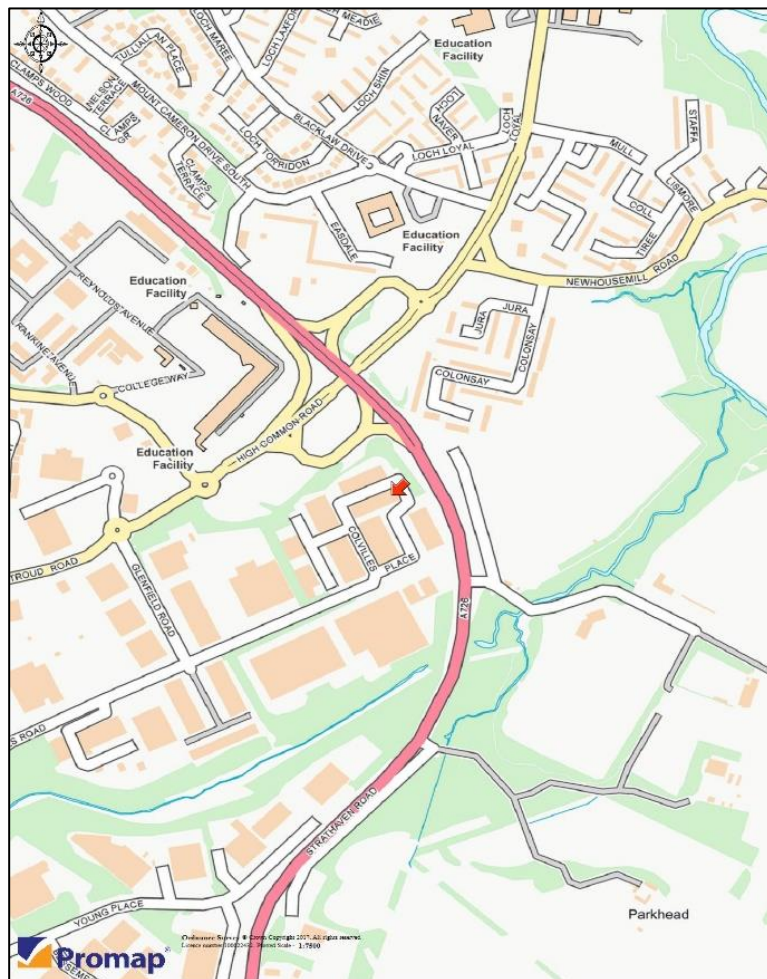
A copy of the energy performance certificate can be provided to interested parties upon request.

### LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

### 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: Shepherd Chartered Surveyors  
32 Campbell Street, Hamilton ML3 6AS

T: 01698 534 288

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