



## Retail Investment

# For Sale

OIEO £150,000

*Let to Gianco Retail Limited*

### Retail Shop

Detached premises over ground floor only and providing the following approximate internal floor area:

1,283 sq. ft.  
(119.24 sq. m.)

### Lease

FRI lease until 4 December 2029. No rent review.

### Rent

£12,000 per annum

## 117 Cedar Drive Greenhills East Kilbride G75 9HZ

Occupied & Trading as a My Local Convenience Store

### Highlights

- Heritable retail investment
- Unexpired term of over 9 years (rolling tenant break option)
- Operates with a Premises Licence under the Licensing (Scotland) 2005 Act
- Offers invited over £150,000, reflecting a net initial yield of 7.86% after allowing for purchaser's costs
- VAT free investment

# Key Information

## Location

- Town centre
- Good catchment
- Limited local competition

## Connectivity

75m south of the A71  
Riccarton Road/  
Galston Road

## Tenure

Heritable Title (Scottish  
equivalent of freehold)

## Tenant

Gianco Retail Limited

## Lease

A copy is available on  
formal request

## Lease Break Clause

The Tenant may  
terminate the lease at  
any time by giving not  
less than 1 month  
notice

## Rateable Value

Shop - RV £15,500

## EPC

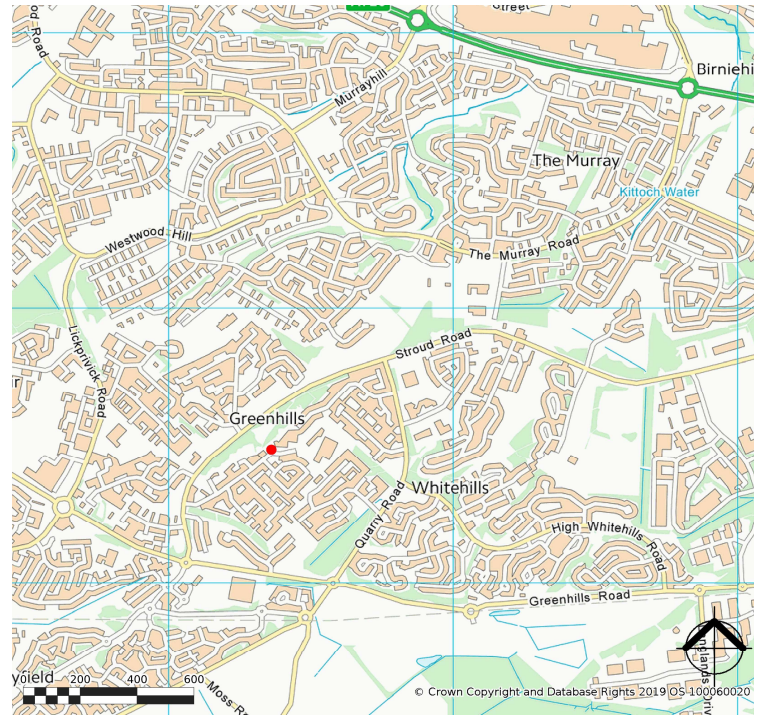
Energy Rating G. A  
copy is available on  
request

## VAT

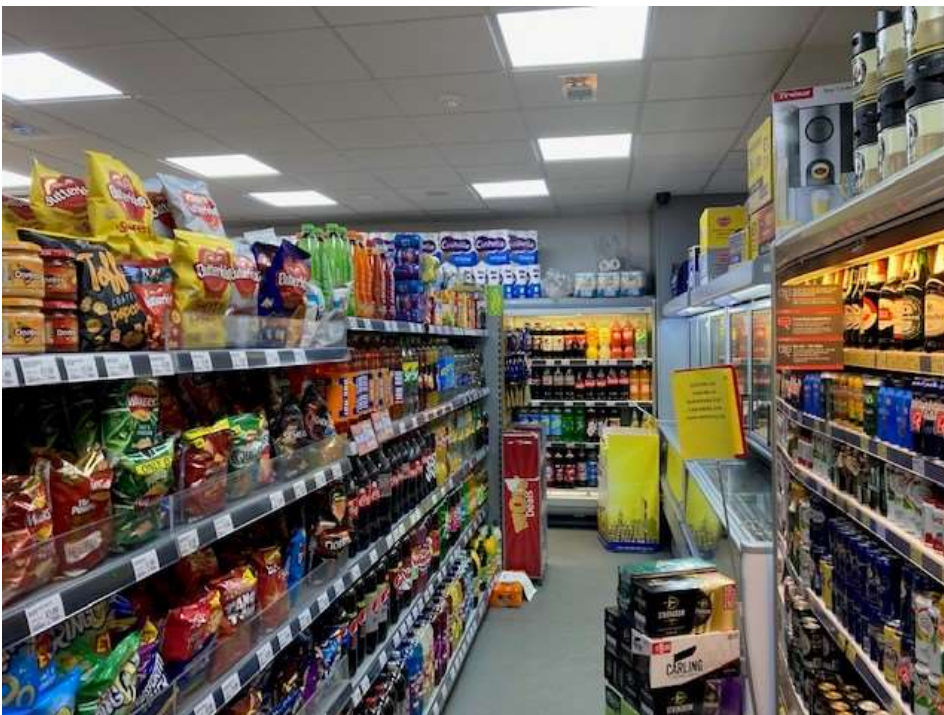
No VAT payable on the  
purchase price

## Further Information & Viewing

For further information  
and requests to view  
please contact the sole  
selling agent



Source: Edozo Limited



## Contacts

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