



## SPACIOUS RETAIL PREMISES TO LET

Main Street, Cambuslang, G72 7EN

### LOCATION:

Towards the western end of Cambuslang Main Street close to the junction with Westcoats Road and within 100m of Cambuslang railway station.

Main Street has seen some redevelopment in recent years with new offices, shops and flats to the north side of the street and improvements to the streetscape providing better parking and loading facilities. There is an access lane to parking at the rear of the shop and a loading bay has been formed immediately to the front.

Nearby occupiers on Main Street are a variety of independent retailers whilst the immediately surrounding uses are William Hill bookmakers, Speciality Cakes, Leslie Pharmacy and Black Bull public house.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Mid terraced single storey unit with rear projection. Remote controlled roller shutter protects the display frontage end matching door to generous, open plan retail area with back shop to the rear consisting of 3 small rooms/stores and toilet.

Likely to suit a variety of uses, a tenant could sub-divide the front retail area if required.

## AREA:

110.82 sq m/1193 sq ft or thereby net internal area by our calculations.

**RATEABLE VALUE:** £15,100

For qualifying occupiers, 25% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective tenants should confirm the position for themselves.



**ENERGY RATING:** Awaiting EPC

## RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at RENTAL OFFERS OVER £15,000 per annum exclusive of VAT and local rates.

In the first instance, all offers should be submitted to Mr Cameron of this office.

## VIEWING:

STRICTLY by appointment with Whyte & Barrie as agents.



**REF: R531 Prepared Oct 2019**

## NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.