

TO LET

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David Allison & Company
Chartered Surveyors



LARGE RETAIL UNIT (MAY SUB-DIVIDE) –
FORMER SUPERMARKET/CONVENIENCE STORE

152 MAIN STREET, CAMBUSLANG, G72 7EL

- Former supermarket/convenience store
- Prominent trading location with on street car parking
- Net Internal Area:
 - Ground Floor: 371 sq m (4,000 sq ft)
 - First Floor: 139 sq m (1,500 sq ft)
- Ground floor retail unit with first floor offices/storage (may sub-divide)
- Rental offers invited
- Private car park/service yard to rear for loading

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects occupy a central and prominent trading location on the south west side of Main Street within a busy parade of shops which benefit from free limited time car parking immediately to the front.

Cambuslang is a suburban town with a population of 24,500 lying approximately 6 miles south east of Glasgow within the South Lanarkshire region.

The town offers good road and rail links with the M74 a short distance from the Town Centre and railway station nearby offering regular services to Glasgow.

Nearby occupiers include Pizza Hut, Superdrug, Ladbroke's, M & Co, Greggs, etc.

GENERAL DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit being a former supermarket/convenience store with first floor offices/storage accommodation.

The subjects benefit from a rear loading facility and private car park.

ACCOMMODATION

From measurements taken in the building we have calculated the floor area on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:-

| | |
|--------------|------------------------|
| Ground Floor | 371 sq m (4,000 sq ft) |
| First Floor | 139 sq m (1,500 sq ft) |

Note: The client may consider a sub-division of the ground floor.

RATING ASSESSMENT

The subjects are currently shown as two separate entries in Valuation Roll as follows:

Rateable Value: £35,500

RENTAL/LEASE TERMS

Rental offers are invited in respect of a new lease on terms to be agreed.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

The properties have been assessed for energy performance and currently have a 'G' rating.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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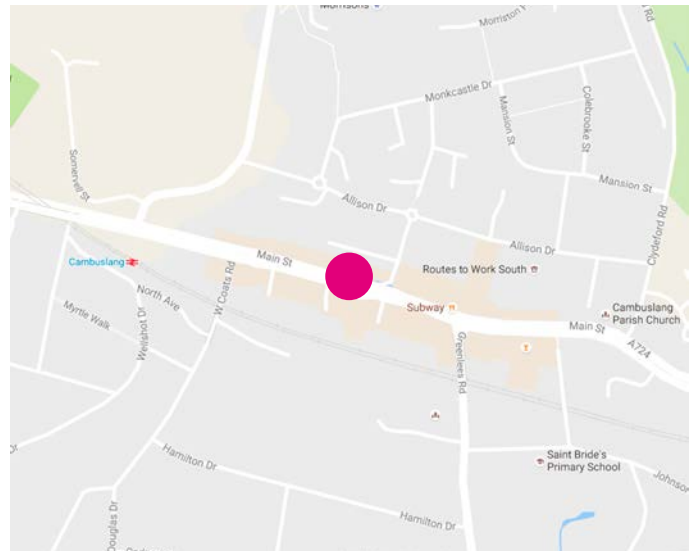
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Regulated by RICS



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