

TO LET

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David Allison & Company  
Chartered Surveyors



DOUBLE FRONTED SHOP UNIT WITH HOT FOOD CONSENT

## 154-156 MAIN STREET, CAMBUSLANG

- Former Pizza Hut shop unit (basic fit out remains in-situ)
- Net Internal Area: 984 sq ft (91.44 sq m)
- Prime location on Main Street in Cambuslang town centre
- Adjacent to recently opened Post Office Banking Hub
- Rear service yard with car parking space
- Rental offers in excess of £22,000 per annum

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## LOCATION

The subjects are prominently situated in the prime section of Main Street in the heart of Cambuslang town centre.

Nearby traders include Ladbrokes, Greggs, Savers Health & Beauty, VPZ and the recently opened Post Office Banking Hub next door run by Cambuslang Community Council.

There is a lane to the side of the building which leads to a rear service area/car park which is shared with other occupiers in the block. There is a rear door into the external yard area and a small fenced area exclusive to the shop. One car parking space is allocated to the shop.

## DESCRIPTION

The subjects comprise a double fronted shop which was until recently a fully operational Pizza Hut unit which opened in 2015 after an extensive fit out. Due to the demise of the previous tenant (franchise holder) the shop was stripped of the main plant and equipment but the remaining shell fit out for hot food use could easily be supplemented by catering equipment to make it fully operational again.

The subjects benefit from a gas fired central heating system

## ACCOMMODATION & FLOOR AREA

The plan opposite shows the former tenants fit-out.

The current layout of the shop internally provides a front customer/waiting area, main kitchen, office, freezer/chill area, staff area and toilet.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately 91.44 sq m (987 sq ft).

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £17,300.

At this level of value any incoming tenant may qualify for 25% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

## RENTAL/LEASE TERMS

The subjects are offered for lease at a rent in excess of £22,000 per annum on the basis of a new full repairing and insuring lease of negotiable length of term (5 years minimum).

## 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 'F' rating.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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## Former Tenant's Layout & Fit-Out Plan

