

TO LET

allison

David Allison & Company



FIRST & SECOND FLOOR OFFICES / STORAGE SPACE

160A MAIN STREET, CAMBUSLANG, G72 7EL

- Prominent and central location
- Self contained first and second floor offices / storage space
- Net Internal Area:

First Floor	21.48 sq m	(231 sq ft)
Second Floor	11.42 sq m	(123 sq ft)
Total	32.90 sq m	(358 sq ft)
- Available in whole or part (per floor)
- In the region of - **£3,000** per annum

David Allison & Company Surveyors and Valuers

Tel: 0141 375 1555

89 West Regent Street, Glasgow, G2 2BA

www.dallisonandco.co.uk

LOCATION

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

Cambuslang is a suburban town 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 Superdrug, Ladbroke's, M & Co, Greggs, etc.

GENERAL DESCRIPTION

The subjects comprise first floor and second floor offices within a three storey terrace style building of traditional construction.

The offices are entered from the rear of the building via an external staircase and are currently arranged to provide an open plan office on the first floor, a private office on the second floor with shower and toilet. The subjects benefit from central heating throughout.

Private car parking is available to the rear of the subjects in a shared service yard/car park.

ACCOMMODATION

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:-

First Floor	21.48 sq m	(231 sq ft)
Second Floor	11.42 sq m	(123sq ft)
TOTAL	32.90 sq m	(358 sq ft)

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: £2,350

RENTAL/LEASE TERMS

We are seeking a rental of **£3,000** per annum, in respect of a new full repairing and insuring lease on flexible terms.

VAT

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

LEGAL COSTS

We would expect the incoming tenant to be responsible for our client's reasonably incurred legal fees relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison & Co

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