

FOR SALE

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David Allison & Company
Chartered Surveyors



RETAIL UNIT (with short term rental income)

49 QUEEN STREET, RUTHERGLEN, G73 1JP

- Modernised single windowed shop unit
- Net Internal Floor Area: 278 sq ft (25.84 sq m)
- Attractive fit out internally – two consulting rooms
- Current occupier trades as a beautician
- Short term FRI lease to 5 March 2024
- Current rent £5,400 per annum
- Offers to purchase in excess of £47,500 (subject to existing lease)

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



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LOCATION

The subjects are situated within short walking distance of Main Street, Rutherglen on which the Rutherglen Exchange Centre is located alongside many major retailers. Adjacent traders include William Hill, Coop Funeral Care and other hair and beauty salons.

GENERAL DESCRIPTION/ACCOMMODATION

The property comprises a fully modernised single windowed shop contained on the ground floor of a four-storey red sandstone tenement.

Internally the shop is fitted out for use by the current tenant as a beautician's salon and offer an opportunity for short term rental income with the possibility of extending the existing lease or re-letting.

ACCOMMODATION & FLOOR AREA

The shop is divided internally to provide a small reception area, two separate consulting rooms and a small kitchen with sink unit.

Toilet accommodation is situated in the adjacent common close.

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the net internal area to be approximately:-

278 sq ft (25.84 sq m)

RATING ASSESSMENT

The subjects are shown in the current Valuation Roll with a Rateable Value of £1,450 (effective 1st April 2023).

A qualifying business would currently benefit from 100% relief under the current Small Business Bonus Scheme.

LEASE AGREEMENT

The subjects are currently leased to Emma Marie Harvey trading as a beautician. The lease is on a full repairing and insuring basis at a rent of £5,400 per annum, expiring on 5th March 2024. Copies of the lease can be provided to interested parties.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT. VAT will not be payable on the purchase price.

PRICE

Offers in excess of £47,500 are invited for our client's outright ownership in the subjects subject to the existing lease.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for the payment of LBTT and registration dues (if applicable).

EPC

Energy Performance Certificate available on request.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within 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 outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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