

**TO LET**

**allison**

David Allison & Company  
Chartered Surveyors



Retail / Office Unit

## UNIT 2, VIEWPARK SHOPPING CENTRE, GLASGOW, G71 6LB

- 100% Rates relief available
- Flexible internal layout
- Customer car parking and excellent loading access/staff parking facilities
- Net Internal Area: 55.74 sq m (600 sq ft)

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**Tel: 0141 375 1555**

135 Buchanan Street, Glasgow, G1 2JA



[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

## DESCRIPTION

The property comprises a single lock up shop unit, forming part of a single storey parade of shops that together form the Centre. There is customer parking to the front of the centre connecting with access to the rear of the parade for delivery loading /staff parking.

## LOCATION

The property forms part of Viewpark Shopping Centre and is located on the north side of Old Edinburgh Road close to the junction with Laburnum Road in the Viewpark area of Uddingston one mile west of Bellshill. The Centre serves a substantial residential catchment in the surrounding area

Existing occupiers within the centre include Clare Livingstone Murray Hairdressing, Lucky View Take Away, Scotmid and The Rolling Barrel Public House.

## FLOOR AREAS

Net Internal Floor area 55.74 sq.m (600 sq.ft.)

## RATEABLE VALUE

£11,200. Any ingoing tenant may be eligible for Small Business Bonus Relief of 100%.

## EPC

The premises have an EPC rating of 'B'.

## TERMS

The premises are available on the basis of a new lease which will be on the standard tenant's fully repairing and insuring terms for a period of negotiable duration.

## RENT

£12,500 per annum exclusive

## LEGAL COSTS

In the normal way, each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All prices, rents, premiums, etc. are quoted exclusive of VAT.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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