



TO LET – RETAIL UNIT

East Kilbride, Unit 27 St Leonard's SC



- CAPTIVE CATCHMENT
- EXTERNAL LOCATION IN CLOSE PROXIMITY TO TESCO METRO
- FREE CAR PARKING FOR APPROXIMATELY 180 CARS

LOCATION

St Leonard's is located in the town of East Kilbride, which has a resident population of approximately 74,000 people and a catchment in excess of 1 million persons, and lies approximately 9 miles south of Glasgow city centre.

The development occupies a prominent location within the residential area of St Leonard's which provides free car parking for approximately 180 cars, and is in close proximity to both the local library and the recently redeveloped dental practice.

SITUATION

The unit occupies an enviable external location with nearby occupiers including **Tesco Metro**, **McColl's**, **The Bonnie Prince Charlie** (public house) and **William Hill**.

ACCOMMODATION

The premises comprise a standard ground floor only "lock-up" shop unit, extending to the following net internal areas:

Ground Floor	57.04 sq m	614 sq ft
Total	57.04 sq m	614 sq ft

USE

Class 1 (Retail).

TERMS

The premises are available on a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

Rental offers in excess of **£8,000 per annum** are invited.

RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:-

Rateable Value	£5,900
Commercial Rate Pounding	£0.471
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

Richard Ford

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Drew Lambert

0141 225 5714

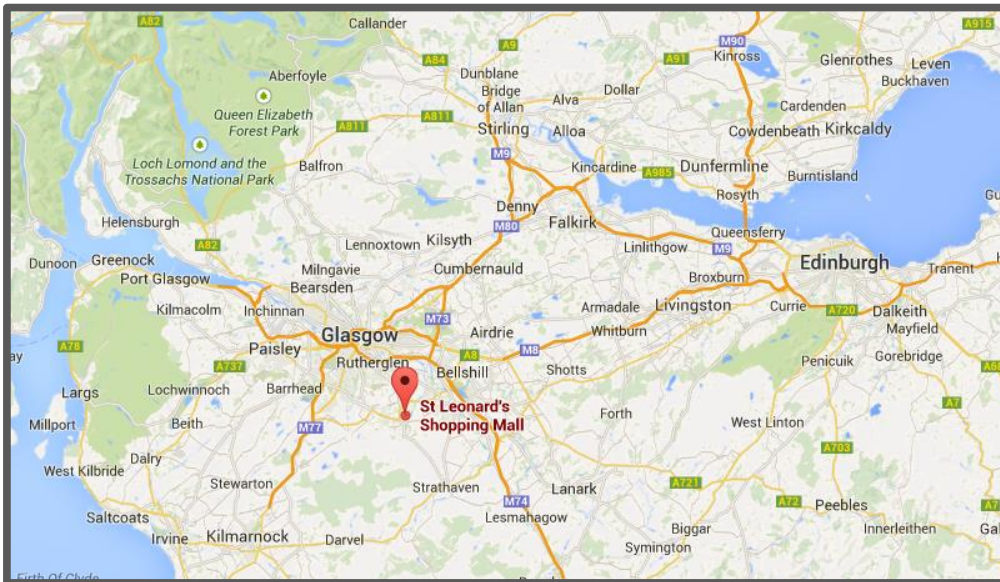
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**Reith
Lambert**
Commercial Property Advisers



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