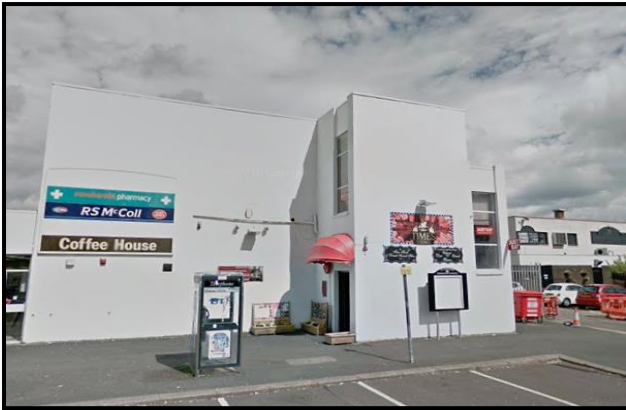


TO LET - LEISURE UNIT

15 St. Leonards Square, East Kilbride,
G74 2AT



- PART OF AN ACTIVE, FULLY LET RETAIL DEVELOPMENT
- WELL ESTABLISHED, HIGH FOOTFALL LOCATION
- LEISURE PREMISES - OTHER USES CONSIDERED

LOCATION

East Kilbride is the largest town in South Lanarkshire in Scotland and the country's 6th-largest city or town by population.

The town has easy access to motorways and an excellent public transport system to facilitate the large residential developments.

DESCRIPTION

The property itself is located within a fully let, mature retail development anchored by a **Tesco Metro**, within a predominantly residential area.

Other occupiers in the development include **Rowlands Pharmacy**, **Co-Op Petrol Filling Station**, and several independent coffee shops, bakeries, and a butcher.

The site benefits from 140 car parking spaces.

ACCOMMODATION

The subjects are configured over first floor only, extending to the following approximate net internal area:

First Floor	289.39 sq m	3,115 sq ft
Total	289.39 sq m	3,115 sq ft

USE

Currently Class 11 (Assembly & Leisure). However, other uses considered, subject to a change of use.

TERMS

The subjects are available by way of a new full repairing and insuring lease of negotiable length, incorporating 5 yearly upward only rent reviews.

RENT

Rental offers in excess of **£10,000 per annum exclusive** are invited.

RATES

We are verbally informed by the Local Authority that the 2021/22 Rateable Value of the shop will be: -

Rateable Value	£19,100
Commercial Rate Pounding	£0.49
(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 LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole letting agent: -

Reith Lambert

Darren Angus

0141 221 7575

07763 876 609

darren@reithlambert.co.uk

Richard Ford

0141 225 5710

07834 791 163

richard@reithlambert.co.uk

TO LET - LICENSED UNIT

15 St. Leonards Square, East Kilbride,
Glasgow, G74 2AT

