

TO LET - RETAIL UNIT

Unit 1 St. Leonards Square
East Kilbride, G74 2AT



- CAPTIVE CATCHMENT
- PROMINENT LOCATION IN CLOSE PROXIMITY TO TESCO METRO
- FREE CAR PARKING FOR APPROXIMATELY 140 CARS

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 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 ground floor only, extending to the following approximate areas:

Ground Floor	78.41 sq m	844 sq ft
Total	78.41 sq m	844 sq ft

USE

Class 1 (Retail).

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 **£19,500 per annum exclusive** are invited.

RATES

We are verbally informed by the Local Authority that the 2022/23 Rateable Value of the shop will be: -

Rateable Value	£11,500
Commercial Rate Poundage	£0.49
(exclusive of water and sewerage rates)	

SERVICE CHARGE

The current on account service charge for this unit is **£6,776 per annum exclusive**.

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: -

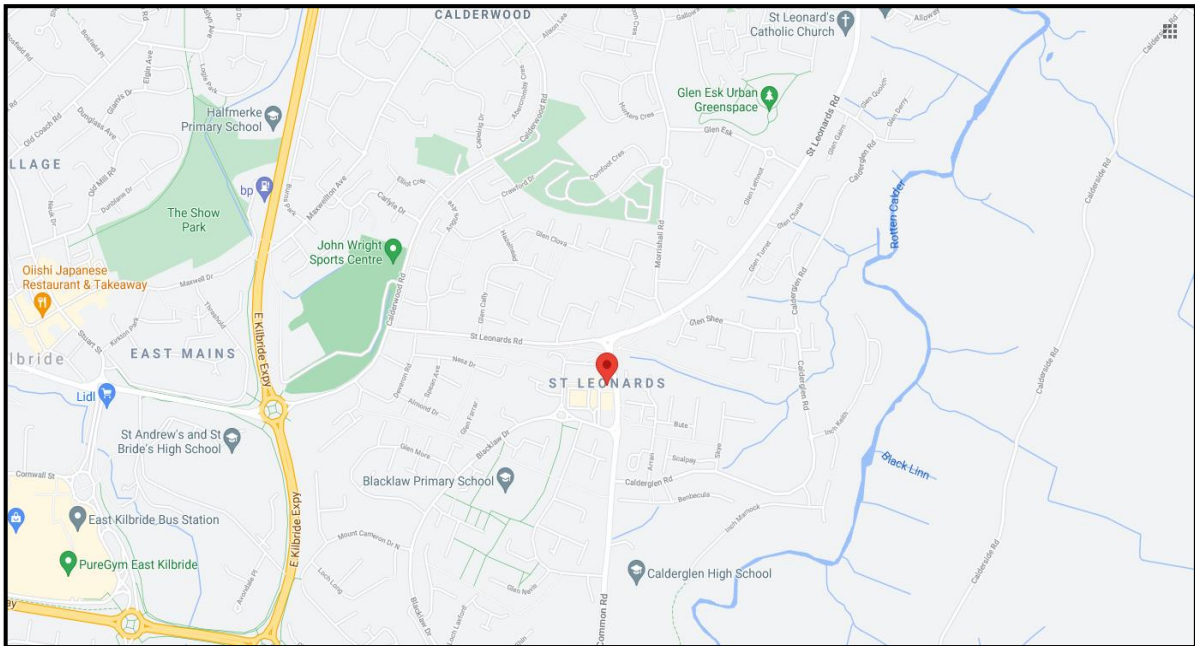
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