

TO LET – RETAIL UNIT

Unit 4 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 net internal areas:

| | | |
|--------------|-------------------|------------------|
| Ground Floor | 79.15 sq m | 852 sq ft |
| Total | 79.15 sq m | 852 sq ft |

USE

Class 1 (Retail).

TERMS

Subject to vacant possession, 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 **£16,000 per annum** are invited.

SERVICE CHARGE

The current on account service charge is **£7,423 per annum**.

RATES

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

| | |
|---|--------|
| Rateable Value | £9,500 |
| Commercial Rate Poundage | £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

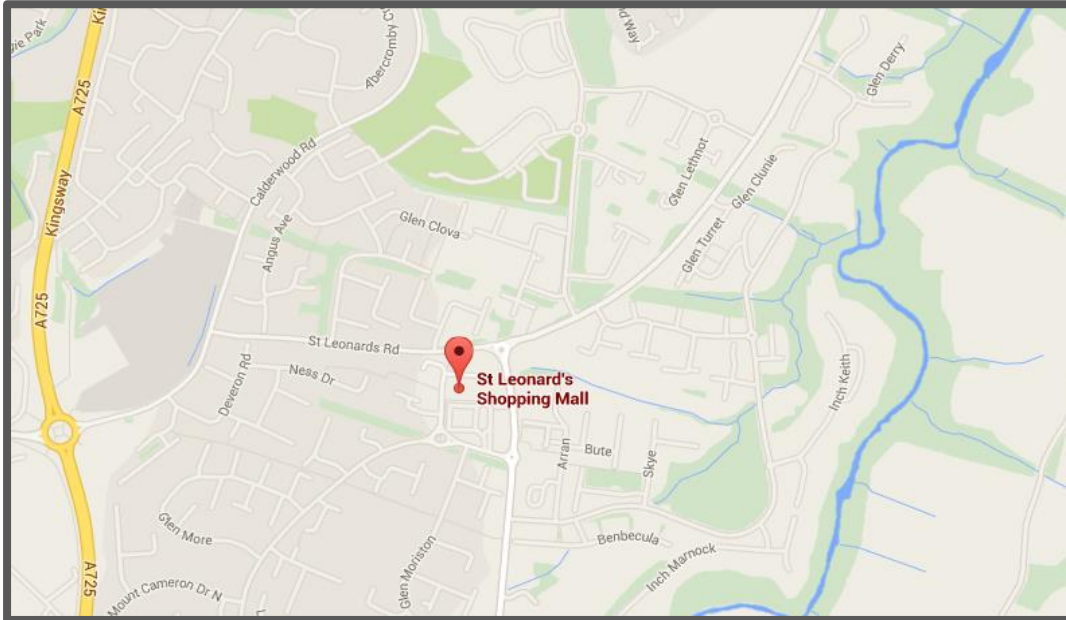
All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agent:-

Reith Lambert

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