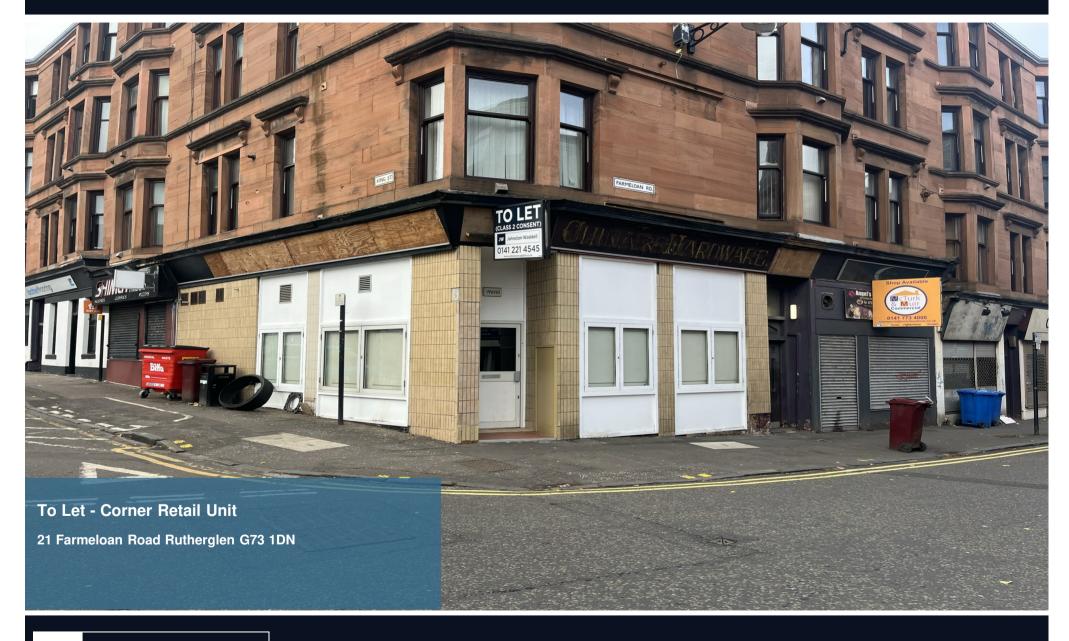
To Let - Corner Retail Unit



To Let - Corner Retail Unit

SUMMARY

- Prominent corner unit
- Existing Class 2 consent
- Property qualifies for 100% Rates Relief
- VAT free rent

LOCATION

Rutherglen is located in South Lanarkshire, 3 miles south east of Glasgow City Centre. The town is well served by road, rail and bus services and is a vibrant community with a catchment population of approximatley 30,000.

The shop is located 100 metres from Rutherglen Cross and sits on the corner of Farmeloan Road and King Street with a return frontage to King Street. There are a variety of local traders nearby and the shop occupies a prominent position in the parade.



DESCRIPTION/ACCOMMODATION

The property comprises a ground floor retail unit within a 4 storey traditional red sandstone tenement. The shop has windows to both elevations and internally comprises open plan sales area, with small kitchen/staff room to the rear. There are two w.c's within the unit.

We calculate the property has the following net internal floor areas:-

Sales Area	40.51sq m (436sq ft)
Staff	2.79sq m (30sq ft)



To Let - Corner Retail Unit

LEASE TERMS

The property is available on a new Full repairing and Insuring lease for a period to be agreed at an initial rental of **£11,000pa**.

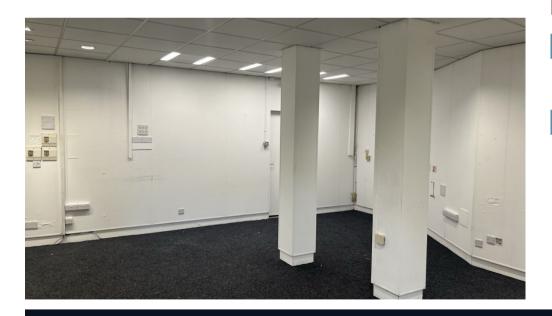
VAT & LEGAL COSTS

VAT

We are advised that the property is not VAT elected and therefore there is no VAT payable on the rent.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction, with the ingoing tenant being responsible for Land and Building Transaction Tax, Registration Dues and VAT incurred thereon.





RATEABLE VALUE

We understand that the Rateable Value with effect from 1st April 2023 is £8,700 and therefore an ingoing tenant could benefit from 100% rates relief.

CONTACT US

To view the property or for further information please contact:

Graham Waddell Email: graham@johnstonwaddell.co.uk Tel: 07967 360565

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

Misrepresentation Act 1967

Johnston Waddell (SV) Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

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- 5. Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.

Concerning the Properties listed and/or appearing on the Site:

- 1. Under no circumstances shall we be liable to you for any direct, indirect, consequential, incidental or special damages arising out of your purchase or lease of any Properties on the Site.
- 2. Under no circumstances shall we be liable for any errors or incompleteness of the information relating to any Property listed on this Site or if any Property has been withdrawn from sale or lease nor shall we be responsible for any inaccurate dimensions of any Properties or price listed.
- 3. Our website service permits you to enquire about and to purchase or lease Properties appearing on or listed on this Site. Such enquiries, purchase or leasing can only be made and permitted strictly subject to the terms and conditions set out below.
- 4. We do not accept responsibility or liability for the completeness or accuracy of information appearing on this Site which is provided by the Vendors or Lessors of the Property concerned who are solely responsible for such information.
- 5. Whilst we believe that the Properties listed are available for purchase or lease we make no guarantee that this is the case or that they have not been withdrawn by the Vendor or Lessor of the same. All Properties appearing or listed on the Site are subject to changes, errors or omissions. We have not verified the accuracy of the information relating to the Properties or any dimensions which have been given by the Vendors or Lessors.
- 6. All Properties are listed subject to contract and the prices shown are exclusive of VAT if applicable.