

# To Let - Corner Retail Unit



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21 Farmeloan Road Rutherglen G73 1DN

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## 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 approximately 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)



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## 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](mailto:graham@johnstonwaddell.co.uk)

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