

TO LET

Retail Premises

Unit 26
Rutherglen Exchange
Rutherglen
G73 2LS



LOCATION

Rutherglen Exchange Shopping Centre provides 90,000 sq ft of retail space, anchored by a 30,000 sq ft Home Bargains store and has the benefit of 300 rooftop car parking spaces.

The Centre is located in the heart of Main Street and occupies the prime retail location within the town, containing a mix of both national and well-established local traders.

Unit 26 is located near the Main Square of the shopping centre, with nearby retailers including Home Bargains, Card Factory, Warren James, Superdrug, Shelter and Peacocks.

DESCRIPTION

The subjects extend to the following approximate areas and dimensions:

| | | |
|---------------|------------|-----------|
| Ground Floor: | 51.10 sq m | 550 sq ft |
|---------------|------------|-----------|

TENURE

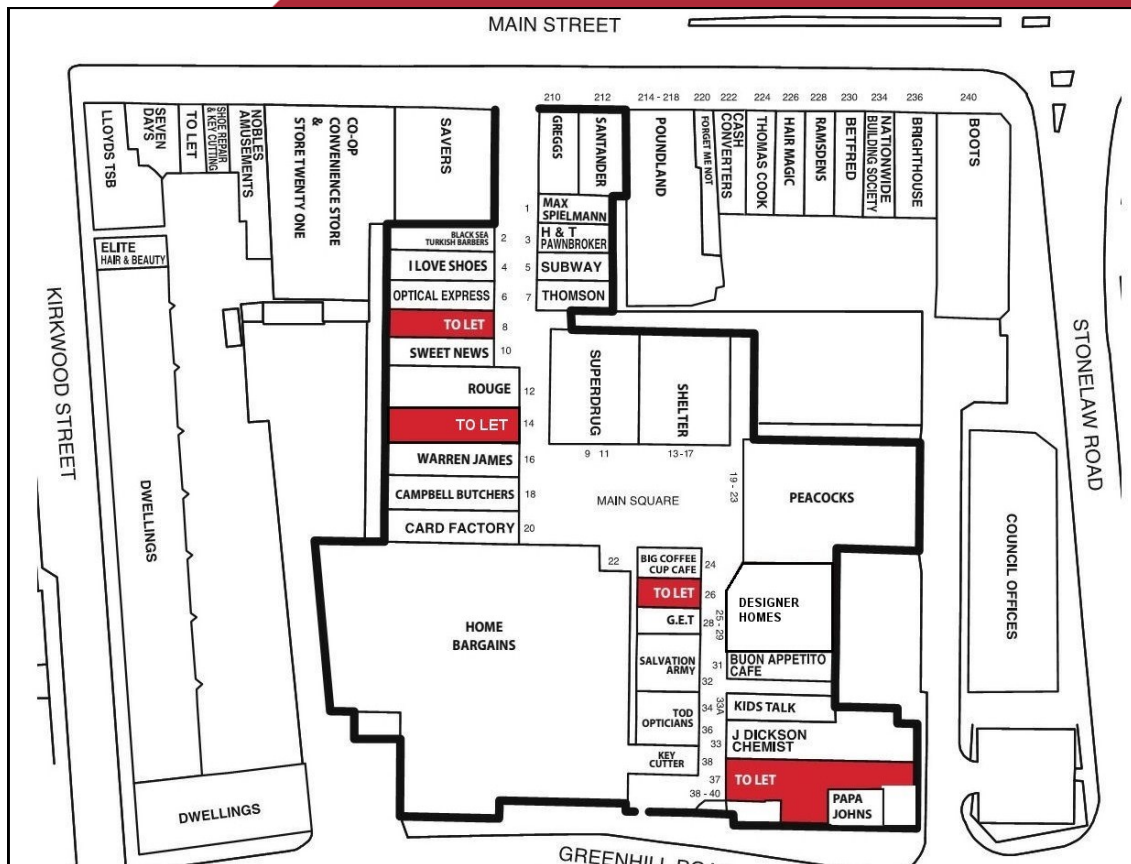
The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

RENTAL

Offers in the region of £10,000 per annum are invited.

SERVICE CHARGE

The service charge attributable to this unit for the year 2017 is circa £4,319 per annum.



RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2017/2018 is as follows:

Rateable Value: £8,500
Rates Payable: £3,961

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

Donald M Syme
T: 0141 285 7943
E: donald@symeproperty.co.uk

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. January 2018.