



TO LET

CLASS 1A RETAIL PREMISES

97 MAIN STREET, UDDINGSTON, G71 7EW

Prominent roadside position.

Suitable for a variety uses, subject to consent.

100% rates relief available, subject to status.

Net internal area of 43.63 sq.m (469 sq.ft).

Rental offers in excess of £14,000 are invited.

LOCATION

The property is on the west side of Main Street within one of the main retailing pitches in Uddingston. The unit forms part of a parade with a diverse mix of uses mainly operated by private/local traders and these include a children's/babywear shop, a convenience store, restaurant premises an accountants office and a hot food carry out unit.

A plan is attached showing the approximate location of the property.

DESCRIPTION

The unit is on the ground floor of a three storey sandstone building which has a pitched tiled roof. The upper floors comprise flatted dwelling houses.

The property benefits a large glazed display window and a glazed recessed entrance door, protected by an electrically operated security roller shutter

Internally, the subjects have a well-appointed front shop sales area, back storage plus rear tea prep area and toilet facilities.

ACCOMODATION

According to our calculations the subject have a total net internal area of approximately 43.63 sq.m (469sq.ft).

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £7,900.

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

RENTAL

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £14,000 per annum are invited.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

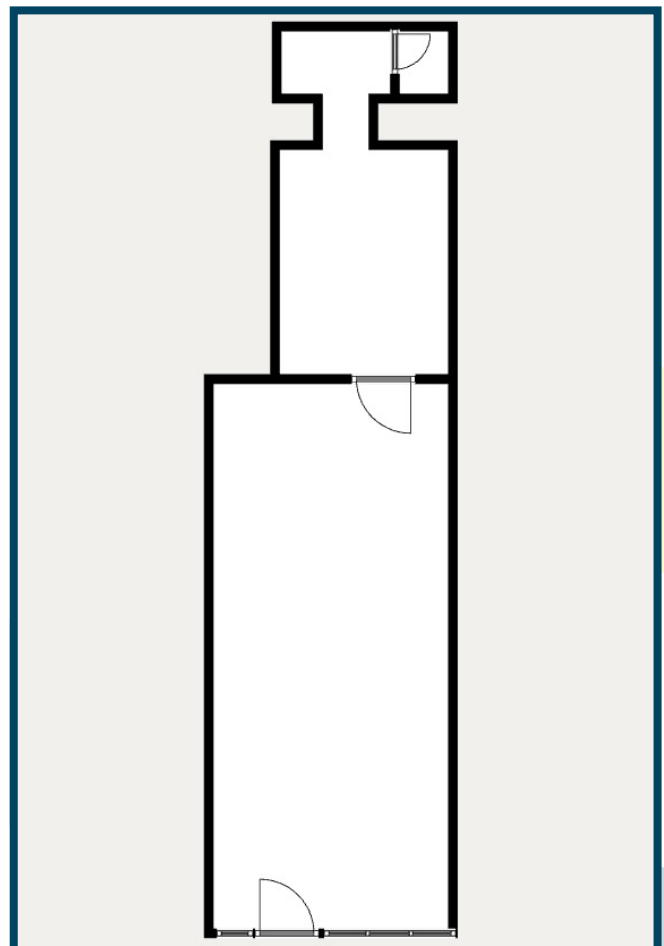
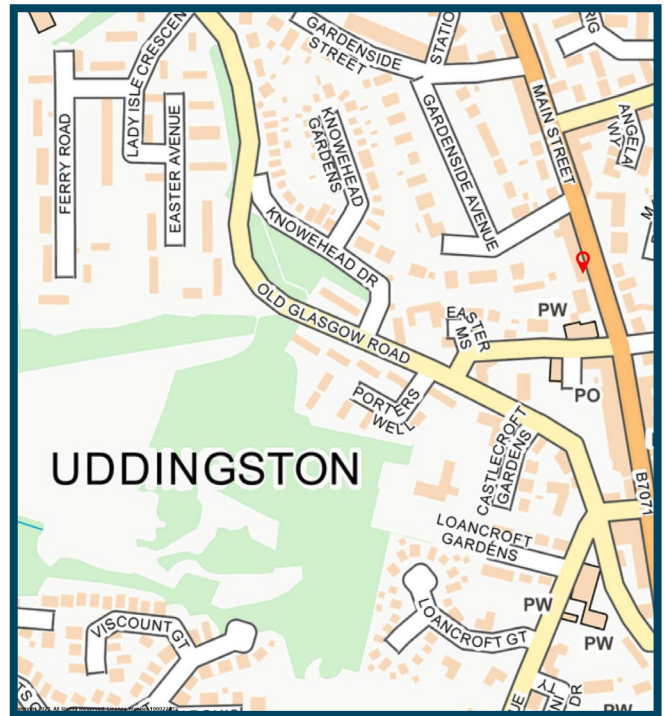
VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Jacqueline Towie
Tel: 01698 284939
e-mail: jacqueline.towie@dmhall.co.uk

OR

Graeme Todd
Tel: 0141 332 8615
e-mail: graeme.todd@dmhall.co.uk



DATE OF PUBLICATION
December 2023

REFERENCE
WSA2510

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.