

# TO LET

## 57 Main Street Uddingston G71 7EP



## Prime Pitch - Mid Parade Retail Unit

### LOCATION

The property is located on the west side of Uddingston Main Street, in a prime location on the busiest section of the street and close to Uddingston Cross. The shop occupies a prominent mid parade location with adjacent on street parking and a host of well-known national and strong local occupiers such as **Boots, Greggs, Morrisons Daily, Tunnocks, Residence, Bank of Scotland** and **Subway**.

Uddingston itself sits within a densely populated and affluent catchment taking in nearby Bothwell and offers very good access to Glasgow via excellent road and public transport links.

### DESCRIPTION

The shop forms part of a 4 storey sandstone building and is laid out over ground floor with a single storey extension to the rear. The layout is wedge shaped which widens towards the rear and whilst there are currently internal partitions in place these can be removed to provide a larger open plan sales area.

The premises have a glazed frontage and a recessed entrance door each with roller shutters.

### ACCOMMODATION

Formed over ground floor only and extending to approximately 1,102 sq ft (102 sq m).

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### RATES

We understand that having checked the Assessors website that the property carries a Rateable Value of £15,600.

Rates payable will be in the order of £7,769. Please note that rates relief of 25% may apply under the Small Business Bonus Scheme subject to meeting the qualifying criteria. Interested parties should verify this figure directly with the assessor.

### LEASE AND RENTAL

The property is available to lease on a Full Repairing and Insuring basis on a lease term to be agreed but not less than 5 years.

Rental offers are invited in excess of £22,000 per annum. Rent is exclusive of VAT, rates payable and any common charges as may be applicable.

### EPC

Available on request.

### PLANNING

We understand that the premises carry a Class 1A consent.

### ENTRY

The property is available for immediate entry.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti Money Laundering Regulations, the successful tenant will be required to provide two forms of identification and provide confirmation of proof of their source of funding.

### VIEWING & FURTHER INFORMATION

All viewings arranged via McParlane & Company, please contact:



McParlane & Company  
Commercial Property Consultants

Stephen McParlane  
07766 757 473  
stephen@mcparlane.co.uk  
www.mcparlane.co.uk

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