

**CLOSING DATE SET: 17<sup>TH</sup> APRIL 2024 AT 12 NOON**

**CLICK  
HERE!**

**TRADITIONAL FORMER BANK  
WITH MODERN OFFICE  
EXTENSION**

- > NIA:- 753.85 SQM (8,114 SQ FT)
- > TRADITIONAL FORMER BANK BUILDING WITH MODERN EXTENSION
- > SUITABLE FOR REDEVELOPMENT
- > SALE PRICE: OIEO £500,000
- > TOTAL SITE AREA: 0.54 ACRE (0.22 HECTARE)

**FOR SALE**

**19 STUART STREET, EAST KILBRIDE, G74 4NG**

**CONTACT:** Calvin Molinari BSc (Hons) MRICS  
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**SHEPHERD**  
COMMERCIAL

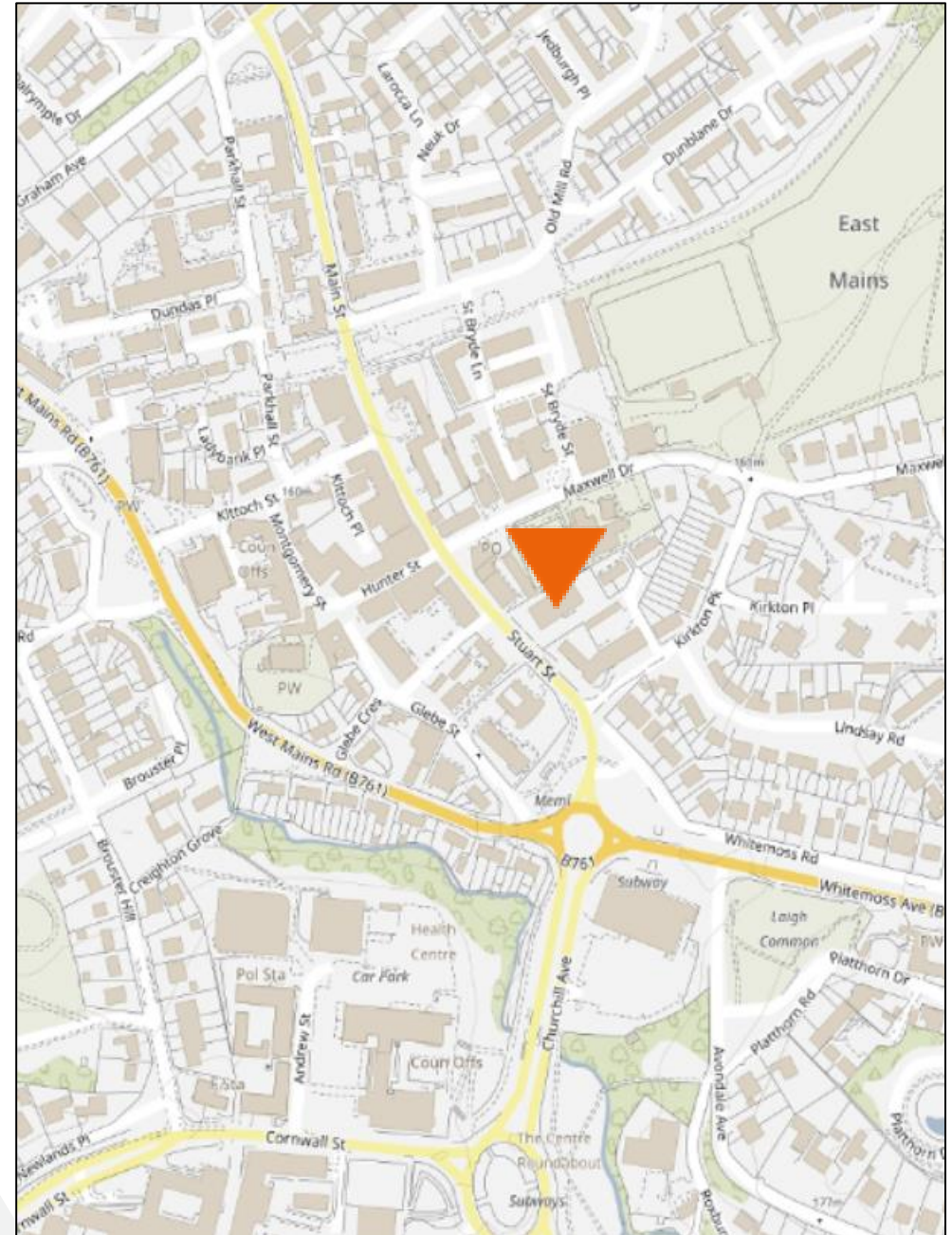


## LOCATION

East Kilbride is situated approximately ten miles southeast of Glasgow City Centre. The town has excellent road links being located approximately four miles east of Junction 5 off the M74 motorway, which leads south to the M6 and north to the M73 and the M8, Edinburgh to Glasgow link.

The subjects are situated on the eastern side of Stuart Street, within The Village in East Kilbride. Stuart Street is a main arterial road within The Village, and as such carries a high volume of daily passing traffic as well as a regular bus service. In addition, East Kilbride is located under half a mile from the subjects.

Surrounding occupiers offer a mix of residential, retail and licensed premises including; Gregg, Bensons Estate Agents and The Village Inn.





**DESCRIPTION**

The subjects comprise a traditional two storey former banking hall that has been extended to the rear with the addition of a more modern two storey office pavilion. The modern extension is connected to the original building by a single storey walkway/entrance vestibule. The original building also incorporates a small single storey projection that has been added on to the side (north-western) elevation.

The accommodation is set back from the street and occupies a substantial site extending to approximately 0.54 acres (0.22 Hectares), that can be accessed by vehicles at two points from Stuart Street and provides car parking to the side and rear.

The subject property benefits from a tarmac yard area to the rear of the premises, extending to approximately 0.04 acres (0.02 Hectares).

**ACCOMMODATION**

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the Net Internal Area to extend as follows:

Description	Area (sq m)	Area (sq ft)
<b>Front Building</b>		
Ground Floor	198.64	2,138
First Floor	88.44	952
<b>Rear Building</b>		
Ground Floor	241.53	2,600
First Floor	225.24	2,424
<b>Total</b>	<b>753.85</b>	<b>8,114</b>



## VAT

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

## RATING

The subjects are entered into the 2023 Valuation Roll with the following rateable values:

19 Stuart Street (Front Building):	£34,500
19A Stuart Street (Rear Building):	£57,000



## SALE PRICE

Our client is seeking offers in excess of **£500,000** for the heritable interest in the subjects.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 2nd Floor Afton House, 26 West Nile Street, Glasgow G1 2PF**

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