

# Culverwell

PROPERTY CONSULTANTS

## STRICTLY PRIVATE & CONFIDENTIAL - STAFF UNAWARE LEASE FOR SALE

### PROMINENT RETAIL UNIT

**29 OLYMPIA MALL, EAST KILBRIDE, G74 1PG**

#### LOCATION

East Kilbride is situated approximately 9 miles south of Glasgow with a population in excess of 70,000 people. The town has an estimated catchment area of around 1 million people within a 10 mile radius. East Kilbride town centre consists of a sub-regional shopping centre which provides a total floor area of approximately 1.2m sq ft.

The subjects are located in a prominent position on the south side of Olympia Mall where surrounding occupiers include Vision Express, Clinton Cards, The Officers Club, Barratts and Game.

#### DESCRIPTION

The subjects comprise a ground floor retail unit providing the following approximate dimensions and areas:

Gross Frontage	25 ft 4 ins	7.73 m
Shop Depth	41 ft 10 ins	12.76 m
Shop Width	24 ft 9 ins	7.53 m
Ground Floor	1,196 sq ft	111.11 sq m
Ground Floor Ancillary	458 sq ft	42.54 sq m

#### RATING

We understand that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£137,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433

#### PLANNING

The property currently benefits from Class 1 retail consent. Interested parties are advised to make their own enquiries directly with the local planning department.



#### RENT

The current passing rental is £115,000 per annum, exclusive of VAT.

#### LEASE TERMS

The premises are held on a full repairing and insuring lease, expiring on 23 June 2013 with no further reviews. Further details are available on request.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: David O'Shea  
Tel: 0141 248 6611  
Email: [david.oshea@culverwell.co.uk](mailto:david.oshea@culverwell.co.uk)

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Misrepresentation Act 1967: See Important Note Overleaf

