

# Culverwell

PROPERTY CONSULTANTS

## TO LET

### PROMINENT RETAIL UNIT

### 319B OLD EDINBURGH ROAD, UDDINGSTON

#### LOCATION

Uddingston is situated to the south east of Glasgow and benefits from easy access to the nearby M8 and M74 motorways. The town has a resident population of approximately 24,000 people.

The subjects occupy a prominent position on Old Edinburgh Road. Surrounding occupiers include **Scotmid**, **Thorntons**, **Alliance Pharmacy**, **The Card & Gift Company** and **Park Dental Company**.

#### DESCRIPTION

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

Gross Frontage	34 ft 7	10.56 m
Net Frontage	23 ft	7.01 m
Internal Width	41 ft	12.5 m
Shop Depth	72 ft 6	22.1 m
Ground Floor Area	2,191 sq ft	203.55 sq m

#### RATING

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

Rateable Value £24,000  
Rate Poundage 44.1p

#### RENT

Offers in excess of £27,000 per annum exclusive of VAT are invited.

#### LEASE TERMS

The property is available on the basis of a long term full repairing and insuring lease with 5 yearly rent reviews.



#### PLANNING

The subjects currently benefit from Class 1 retail consent although may be suitable for alternative uses. Interested parties are advised to make their own enquiries directly with the local Planning Department.

#### 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 & FURTHER INFORMATION

For further information or to arrange a viewing then please contact Fergus MacLennan or Kevin Sims on 0141 248 6611.

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**319B Old Edinburgh Road, Uddingston**

<b>Coral</b>
<b>Park Dental Company</b>
<b>Amran Tandoori</b>
<b>Wok Cuisine</b>
<b>Thorntons</b>
<b>The Card &amp; Gift Co</b>

<b>Scotmid Supermarket</b>
<b>Alliance Pharmacy</b>
<b>Hughes &amp; McHugh Optometrics</b>
<b>Consol Sun Centre</b>

**Old Edinburgh Road**

July 2007

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