

# DM HALL

## For Sale

Retail Investment



97 Main Street  
Uddingston  
G71 7EW

43.63 sq m  
(469 sq ft)



# Property Details

- Prominent roadside position.
- Current Passing Rent £14,000 pax.
- Let until 16 April 2029.
- Total N.I.A. 43.63 sq m (469 sq m)
- Offers over £150,000 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.

Uddingston is situated 10 miles south east of Glasgow city centre with the subjects lying within South Lanarkshire region. The town has a population of around 6,000 persons and lies to the south of the M74, which extends into Glasgow and south towards England. The nearby railway station offers regular services to Glasgow and surrounding Lanarkshire towns.

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



# Property Details

## DESCRIPTION

97 Main Street 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 entrance door, protected by an electrically operated security roller shutter.

Internally, the subjects have a well-appointed front shop sales area, which is divided by a glass partition to create a private office, leading to rear tea prep area and toilet facilities.

## ACCOMMODATION

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.

## LEASE TERMS

The subjects are presently let to Electropoint Installations UK Ltd (sc685189) on a 5-year full repairing and insuring lease from the 17 April 2024. The tenant has the option to break on the 17 April 2027 subject to the provision of no less than 6 months' notice. The passing rental is £14,000 per annum.

## SALE TERMS

Offers over £150,000 are invited for our client's heritable interest with the benefit of the existing lease in place.

A purchase at this price would reflect a Net Initial Yield of 9.1% following the deduction of Purchaser's Costs.

## LEGAL COSTS

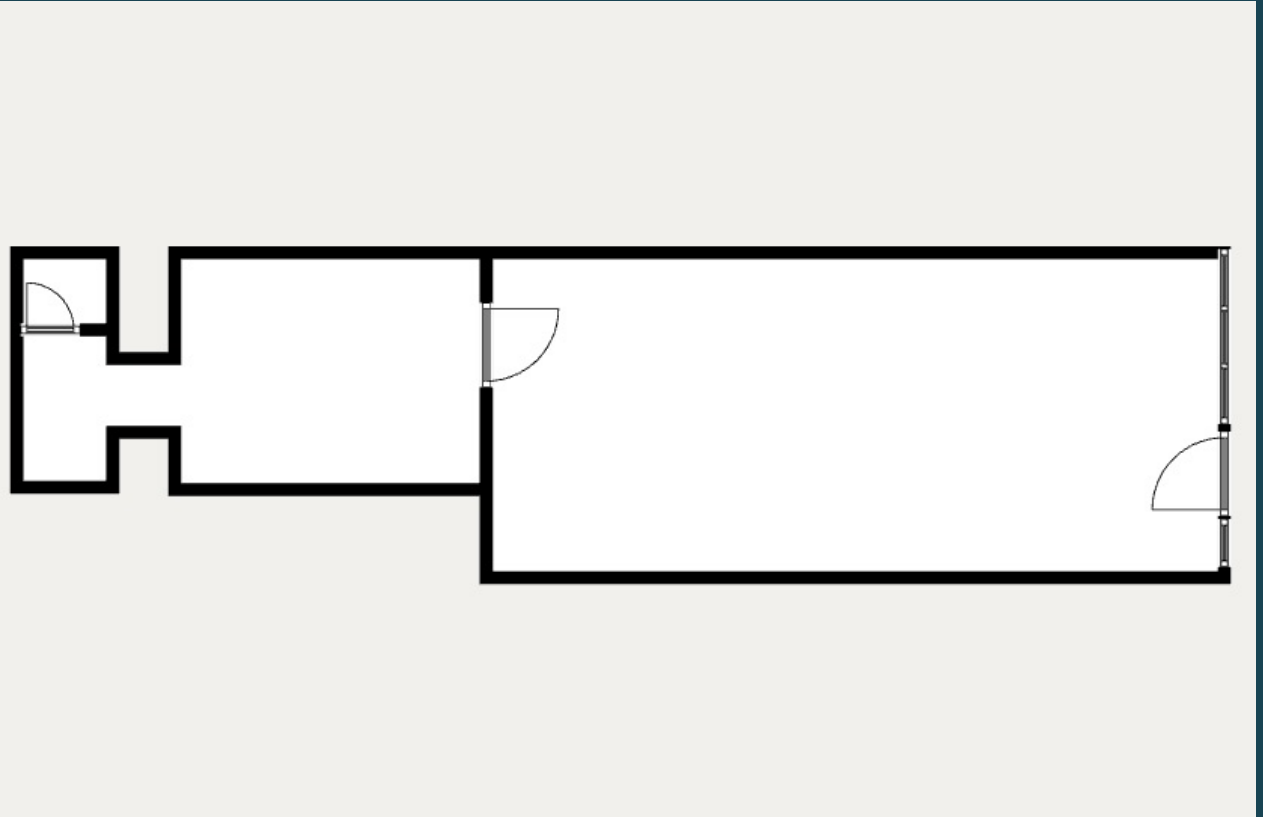
Each party to be responsible for their own legal costs incurred during the transaction.



# Property Details

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Strictly by prior arrangement with:-

Jacqueline Towie  
01698 284939  
jacqueline.towie@dmhall.co.uk

**DM Hall Commercial Department**  
Unit 3 Cadzow Park,  
82 Muir Street, Hamilton, ML2 6BJ  
01698 284 939

**DM HALL**



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