

# DM HALL

# To Let

Class 1A

57B Mill Street  
Rutherglen  
Glasgow  
G73 2LB



212.77 sq m  
(2,290 sq ft)



# Property Details

- Well located office premises.
- Excellent transport connections.
- 100% rates relief, subject to occupier status.
- Gross Internal Area of 212.77 sq.m (2,290 sq.ft).
- Offers over £18,000 per annum invited.

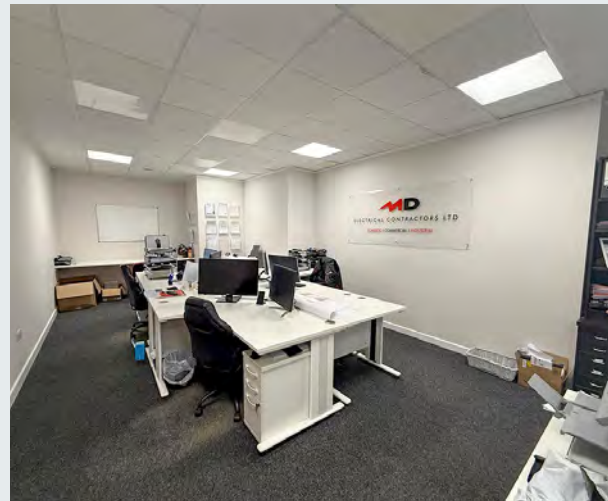
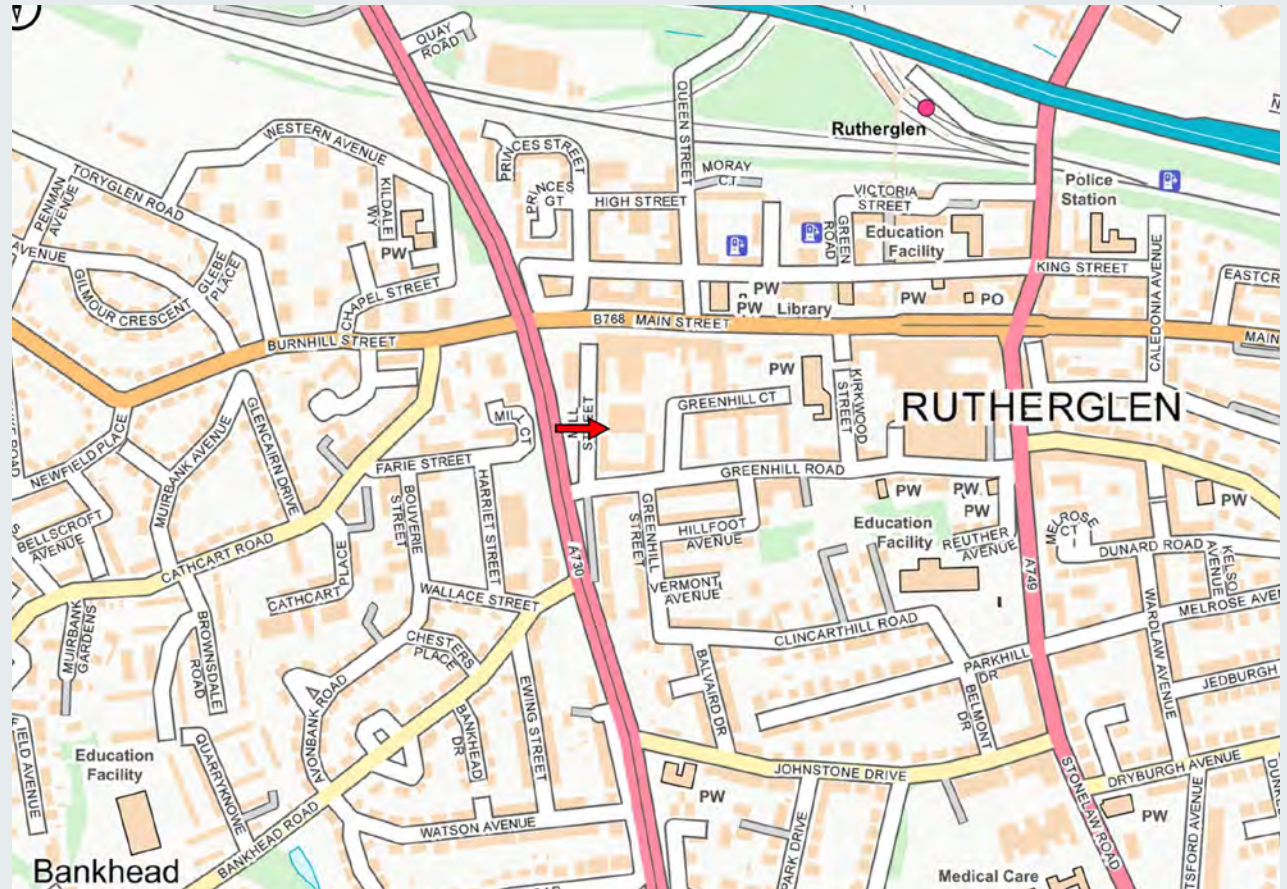
## LOCATION

The subjects are located on the north side of Mill Street, in close proximity to the crossroad of Mill Street (A730) and Main Street (B768). Glasgow city centre lies approximately 6 miles northwest.

There are excellent transport links in close proximity with Rutherglen train station within 10 minutes' walk. There is a plentiful supply of bus services along Mill Street and Main Street. The A730 provides direct access to the M74.

The immediate surrounding area is mixed in nature including retail, office, leisure and residential occupiers. Nearby occupiers include Carpet Warehouse Rutherglen, Rutherglen Furniture Centre and Tanunique.

The approximate location of the subjects is shown on the appended street plan.





# Property Details

## DESCRIPTION

The subjects comprise a single storey end-terraced office premises surmounted by a pitched roof.

Internally, the subjects are arranged to provide a front office/reception area, private meeting rooms, kitchen and toilet facilities with storage to the rear.

Access to the premises is afforded via a single entrance door protected by roller shutters. There is an additional exit to the rear of the premises from the storeroom.

## ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Floor	Accommodation	sq m	sq ft
Ground	Offices & Kitchen	135.69	1,460
	Storeroom	77.08	830
<b>Total</b>		<b>212.77</b>	<b>2,290</b>

## NON DOMESTIC RATES

Rateable Value - £8,800.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subject to occupier status. Please note that a new occupier has the right to appeal the current assessment.

## LEASE TERMS

Offers over £18,000 per annum are invited.

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.



# Property Details

## VAT

All prices quoted are exclusive of VAT.

## 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

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**DM HALL**



Regulated by

**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.