

# DM HALL

# To Let

Retail



650 Old Edinburgh  
Road  
Uddingston  
G71 6HQ

59.60 sq m  
(641 sq ft)

# Property Details

- Located within long established residential area.
- Suitable for a variety uses, subject to consent
- 100% rates relief available, subject to status.
- Net internal area of 59.60 sq.m (641 sq.ft)
- Rental offer of £11,00 pa are invited.

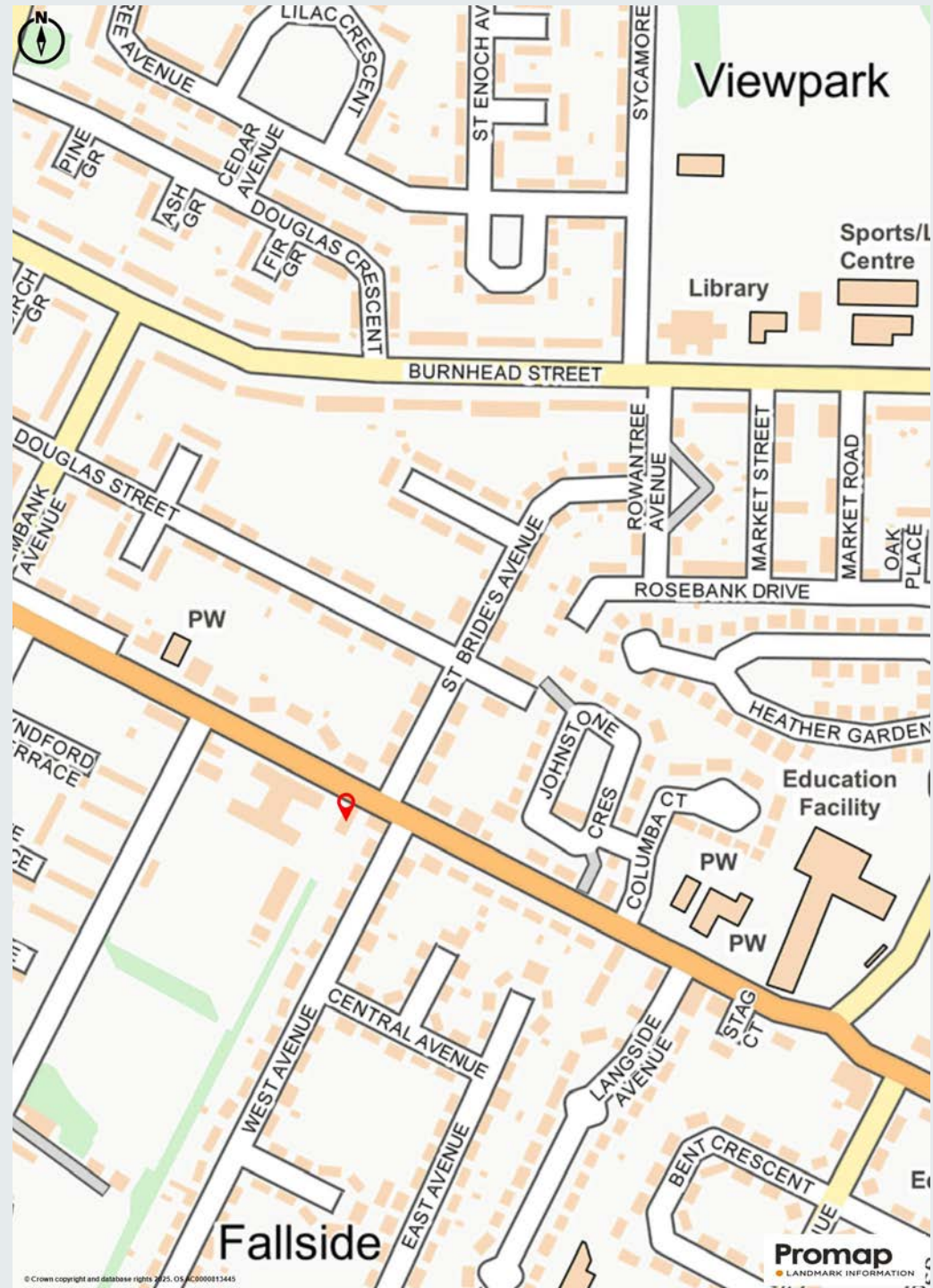
## LOCATION

Old Edinburgh Road is located with Viewpark, a well-established residential area with the property forming part of a purpose built retailing parade.

The area has a mix of Local Authority and privately owned housing with the property ideally situated to serve the surrounding local area.

Nearby occupiers include Premier Convenience Store, Infinity Hair and Beauty, Dickson Chemist and Thorniewood Park Functions.

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



# Property Details

## DESCRIPTION

650 Old Edinburgh Road, subjects comprise a single storey mid terraced retail premises, of brick construction, surmounted by a pitched and tiled roof.

The retail unit benefit from two large display windows, and glazed entrance door, all protected by electric roller shutters.

Internally, the subjects provide a generous reception/sales area, off which are 3 private offices series of offices, a tea prep, and toilet facilities located.

Ample parking is available to the front of the property.

Indicative floor plan is provided.

## ACCOMMODATION

According to our calculations the subjects have a total net internal area of approximately 59.60 sq.m (641sq.ft)

## ENERGY PERFORMANCE

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

## NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,700.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## RENT

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £11,000 per annum are invited.

## LEGAL COSTS

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



# Property Details

## VAT

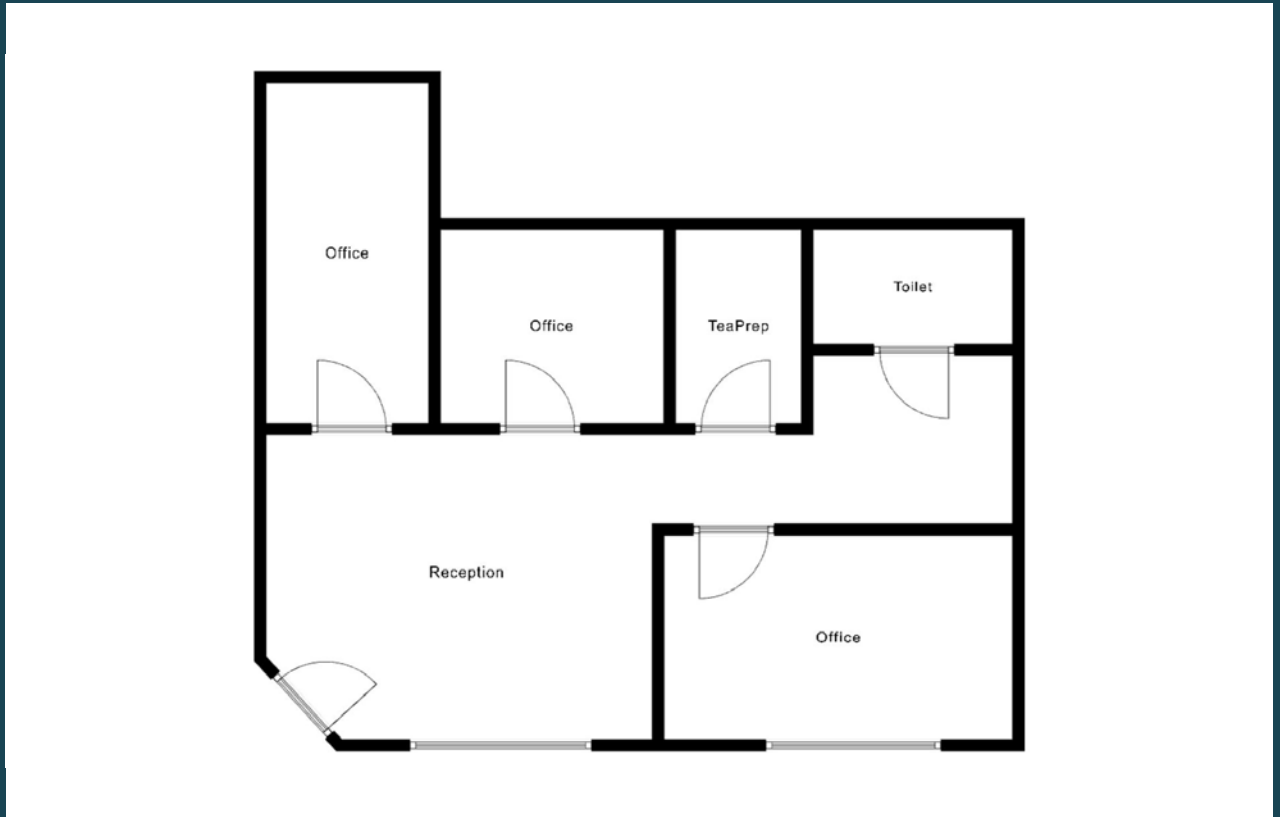
All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agent.

## 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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