

UNIT 3

41 MAIN STREET CAMBUSLANG G72 7HB

FOR SALE / TO LET

ON THE INSTRUCTIONS OF
LCP

- Class 2 unit with Class 1 / Class 3 potential (subject to planning)
- Established parade with very strong retail and leisure line-up
- 165 free car parking spaces

Neighbouring
occupiers include:



ARRIVING SUMMER



UNIT 3

41 Main Street Cambuslang G72 7HB

LOCATION

Cambuslang is approximately 5 miles south east of Glasgow City Centre. It has a resident population of over 22,000 and an estimated catchment of 300,000 within a fifteen-minute drive time.

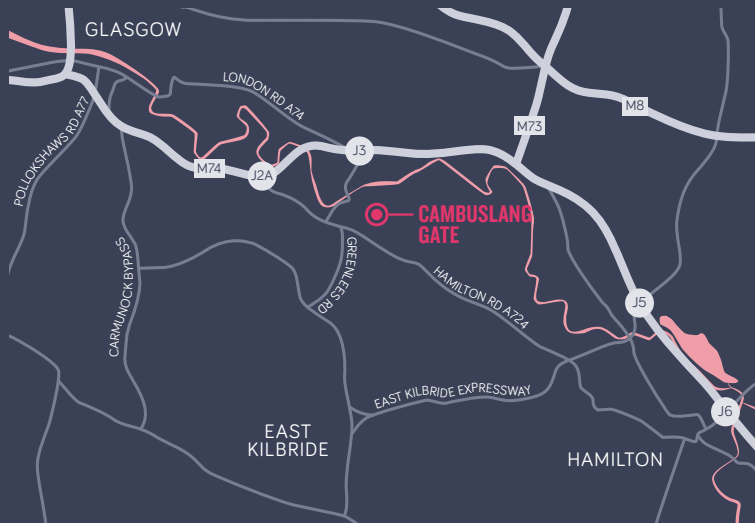
Cambuslang Gate is a major mixed commercial and residential development on the principle retail pitch of Main Street. 42,000 sq ft of the scheme is occupied by South Lanarkshire Council for office and civic uses including a health centre, registry, library and job centre. The development benefits from 165 free car parking spaces.

The parade has a very strong line up of retail and leisure occupiers. Boots, Subway, Farmfoods, Dominos, Sun Shack and Energie Gym have been joined by new arrivals Nisa Supermarkets and Liber8. Unit 2 has been let to Taste who will provide a new 5-in-1 hot food café / takeaway offer and should be open by Summer 2020. Unit 9a is also under offer to a hot food operator.

DESCRIPTION

The premises are arranged on ground floor only and are suitable for a variety of Class 1, 2 and 3 uses subject to planning. The premises are currently fitted as a bookmaker. It is anticipated that the landlord will hand the premises over to a new occupier in a 'white-box' condition, cleared of the previous tenant's fittings.

NIA	Sq Ft	Sq M
As Existing	1,786	166



TERMS

The premises are offered for sale with details of price on application.

Alternatively, offers to lease the premises are invited. Rental offers in the region of £17,500 per annum exclusive are sought.

RATES

The premises are listed on the valuation roll with a NAV of £28,500 and rates payable in 2019/2020 of £13,965 (www.saa.gov.uk). Interested parties are advised to verify this information.

VAT

All prices and rents etc. are quoted exclusive of VAT, which will be charged at the prevailing rate.

SERVICE CHARGE

The current service charge for the unit up to 31st March 2021 is £2,302 pa + VAT.

FURTHER INFORMATION AND VIEWING

For further details and viewing arrangements, please contact the joint letting agents:



Frank Montgomery
07426 519 951
frank@frank-realestate.com



Donald Syme
0141 285 7945
donald@symeproperty.co.uk