

TO LET / MAY SELL

175 MAIN STREET RUTHERGLEN

**Shop Unit with
Benefit of Hot Food consent**



Location

Rutherglen is a busy suburb of Glasgow, located some 5 miles to the south east of Glasgow City Centre. The town has a resident population in excess of 35,000 persons.

The subjects are located on the north side of Main Street which forms the main arterial route and is also the principal retailing pitch serving the town. Rutherglen Shopping Centre is located opposite the premises. Surrounding traders include CO-OP; SAVERS; LADBROKES; CLYDESDALE BANK; POUNDLAND; SANTANDER; THOMAS COOK; BRIGHTHOUSE; BOOTS and various late night operators along with the Library, Town Hall & various Council offices.

Free car parking is available to the rear of the property.

Description

The subjects comprise a recently refurbished former restaurant which has been sub-divided into two units. The unit available is the former front restaurant area with a basement area also contained with the unit.

Accommodation

The accommodation provided is as follows:-

FRONTAGE	DEPTH	
23'6 7.2m	50'6 15.4m	
Ground Floor	990 sq ft	(92 sq m)
Basement	660 sq ft	(61.3 sq m)
NNFA	1,650 sq ft	(153.3 sq m)

Rent

£23,000 per annum.

Rateable Value

The subjects have not been assessed since the sub-divisions were carried out. The previous RV of the larger unit was £17,400.

Lease

The subjects are offered on a new lease basis for a minimum period of 15 years subject to 5 yearly rent reviews.

Legal Costs

The ingoing tenant will be responsible for all legal costs incurred in connection with the transaction.

Price

Alternatively, our clients may consider selling the property. Offers in excess of £230,000 are invited.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

Entry

Immediate entry is available.

Viewing & Further Information

Call the sole agents:

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Dalkin + Co
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Location Map



LLOYDS TSB
7 DAYS CONV. STORE
BET FRED
SHOE REPAIRS
MEGA AMUSEMENTS
QS
CO OP
SAVERS

**ENTRANCE TO
RUTHERGLEN ARCADE**

SHOE ZONE
SANTANDER
POUNDLAND
HAIR SALON
CASH GENERATOR
THOMAS COOK
HAIR SALON
VACANT
BED FRED
NATIONWIDE
BRIGHT HOUSE
BOOTS

MAIN STREET

TOWN HALL
WILLIAM HILL
LIBRARY
COUNCIL OFFICES
TASTY SPOT

LADBROKES
STIRRUP CUP PUB
BARNARDOS
NEWSAGENTS
PISCES FISHMONGER
HAIR SALON
CLYDESDALE BANK
BOMBAY LEAF REST.
SUPERBUYS
POST OFFICE
DAY TODAY CONV. ST
OPTICIAN
FRUIT & VEG
BAKERY
SANDWICH SHOP