DALKIN + CO

NOW WITH HOT FOOD TAKEAWAY CONSENT

TO LET

PROMINENT CORNER UNIT

WITH 70 CAR PARKING SPACES PROVIDED

SUITABLE FOR
HOT FOOD / SUN BED / CLINIC / SURGERY / OFFICE
LEISURE / RETAIL USES

19 PHILIP MURRAY ROAD (OLD EDINBURGH ROAD)
BELLSHILL (VIEWPARK)
ML4 3JZ

Standard Buildings, 94 Hope St, Glasgow G2 6PH
colin@dalkinandco.com

07766 203 213

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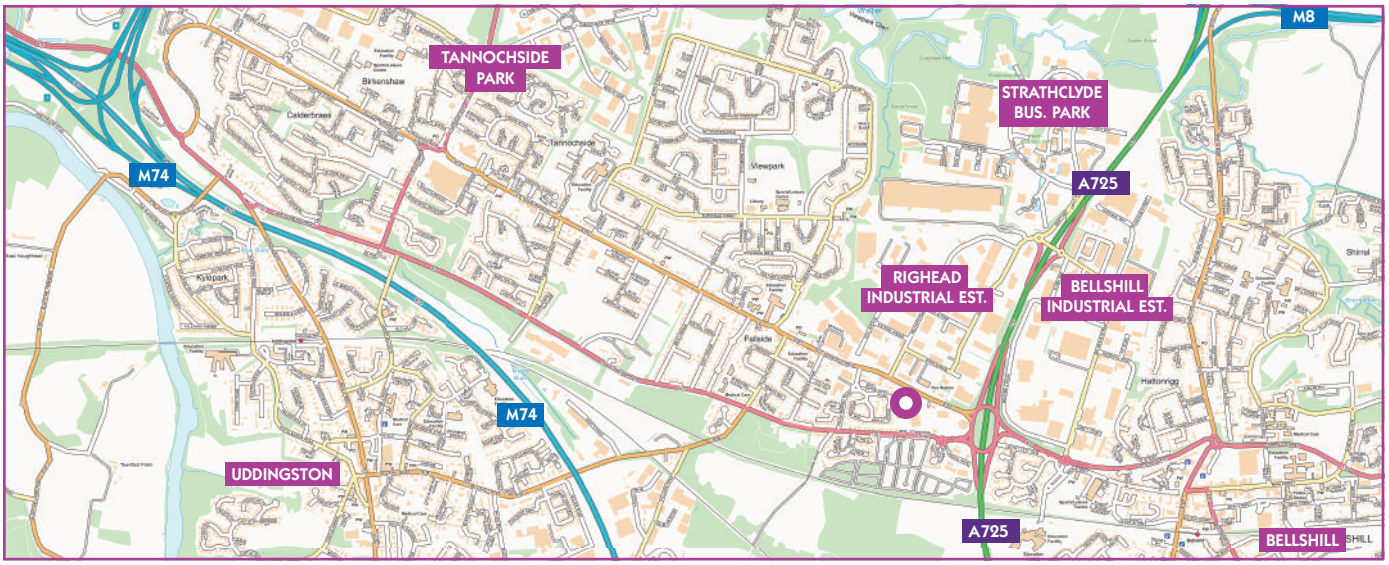


Location

The subjects occupy a prominent corner position on the south side of Old Edinburgh Road in the Viewpark area which lies midway between Bellshill and Uddingston.

The surrounding area is a mix of new and old build residential which sit alongside a number of industrial estates and office pavilions.

The location of the roadside opportunity is key in that it lies directly opposite RIGHEAD INDUSTRIAL ESTATE which adjoins STRATHCLYDE BUSINESS PARK.

Strathclyde Business Park provides over 1.4M sqft of business and lifestyle space whilst RIGHEAD and BELLSHILL INDUSTRIAL ESTATE provide an established prime industrial and distribution location given their position within the Golden Triangle in the heart of the motorway network with the M8, M74 and A725 all within a 2 minute drive time.

Occupiers in Righead IE include MORRISONS REGIONAL DISTRIBUTION CENTRE; DHL; HOWDEN JOINERY whilst VIRGIN MEDIA; SCOTTISH ENTERPRISE; SCOTTISH POWER are located in Strathclyde Business Park.

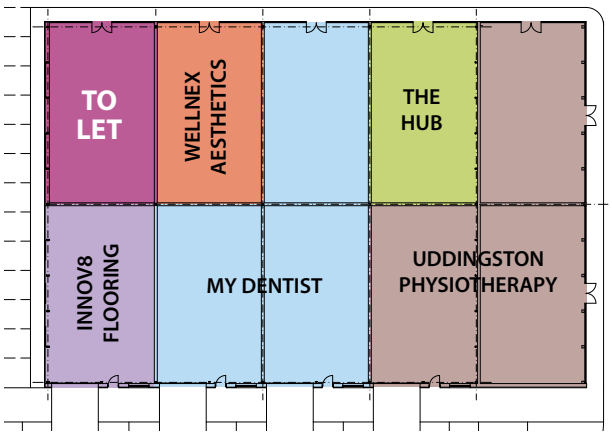
There is also a Premier Inn and HILTON Hotel nearby as well as a MCDONALDS DRIVE THRU but there is only a very limited amount of retail space in the immediate vicinity so this represents a great opportunity to have a prime roadside unit with car parking.

Description

The larger subjects were previously a detached warehouse and secure yard which have been transformed into 10 retail and trade counter units.

Other occupiers include MY DENTIST; THE HUB (coffee shop); WELLNEX AESTHETICS; UDDINGSTON PHYSIOTHERAPY.

There is free car parking available all round the units for around 70 cars. The adjoining sites have just been completed and a number of new houses and flats have been built.



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Accommodation
The unit is 1500sqft (139.4 sqm) approx.

Rent / Lease
Offers over £25,000 per annum.

Lease
A new lease for a minimum period of 5 years is available – longer term leases are available but will incorporate 5 yearly rent reviews.

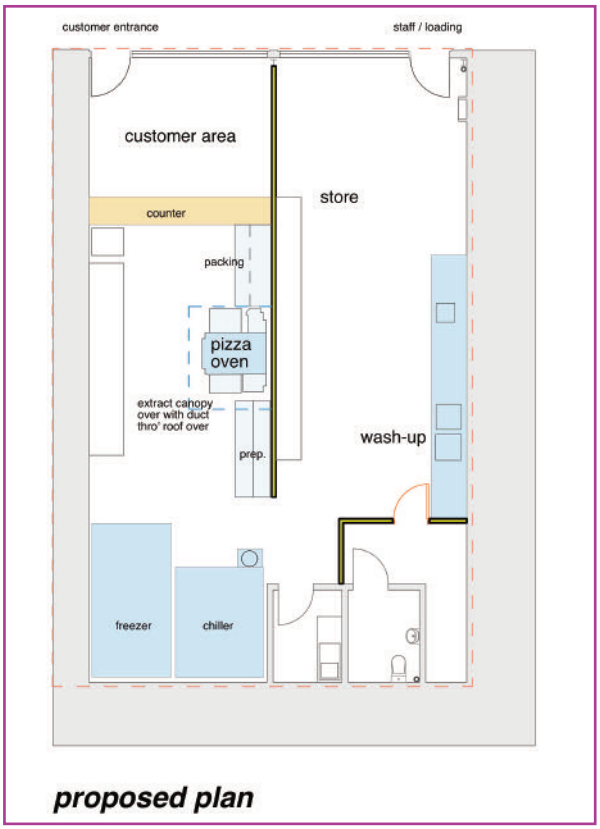
Details on request.

Rateable Value
Yet to be assessed - further details on request.

Legal Costs
Each party will be responsible for their own legal costs incurred in connection with the transaction.

EPC
Available on request.

Entry
July 2026.



proposed plan

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ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

Viewing & Further Information

Strictly by prior arrangement.

Please contact the sole agent to arrange viewing the property.

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June 26

Dalkin + Co give notice to anyone who may read these particulars as follows:

(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

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