

DM HALL

To Let

Retail Premises



5 Lindores Drive,
East Kilbride, G74
THJ

493 sq ft
(45.80 sq m)

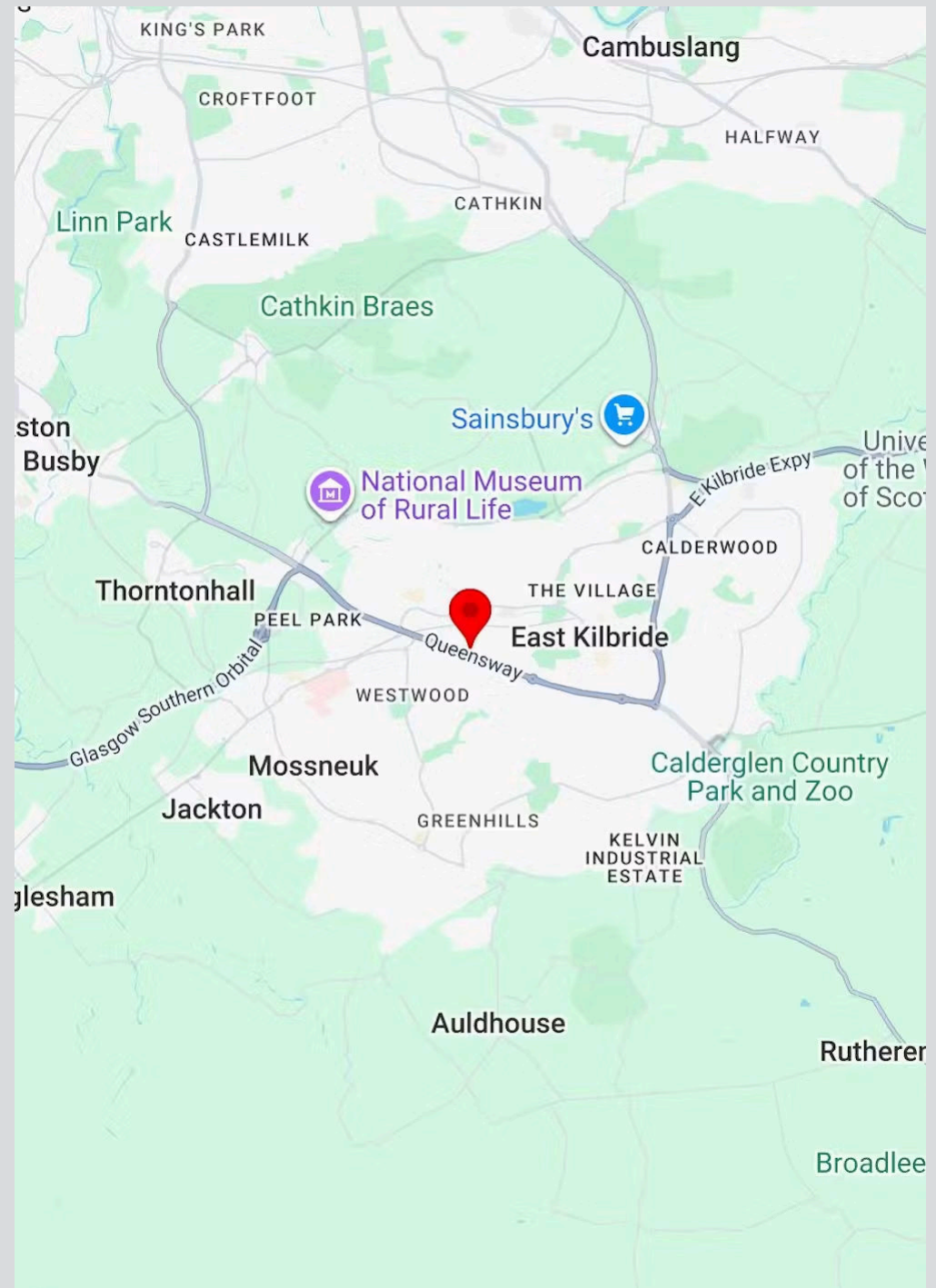
- Rarely available “lock-up” retail unit.
- Established neighbourhood retail parade
- 100% rates relief, subject to occupier status.
- NIA 45.82 sq.ft (493 sq.ft)
- Rental Offer of £9,000 pa

LOCATION

5 Lindores Drive occupies a prominent position at the junction of Lindores Drive and Kirktonholm Road within an established residential area of East Kilbride. The property forms part of a neighbourhood retail parade comprising four units on the south-west side of Lindores Drive.

The remaining units within the parade are occupied by a Premier convenience store, a hair salon and a Chinese takeaway, providing a well-established local shopping destination serving the surrounding residential catchment.

East Kilbride is located approximately 19 km (12 miles) south-east of Glasgow within South Lanarkshire. As Scotland's sixth-largest town, it has a resident population of approximately 75,000. The town benefits from excellent transport links, with the A725 East Kilbride Expressway providing direct access to the M74 and M8 motorway networks. East Kilbride is also served by two railway stations and an extensive bus network, making it a popular commuter location.



DESCRIPTION

The subjects comprise a rarely available mid-terraced ground floor retail "lock-up" unit, contained within a single-storey block of brick construction beneath a pitched tiled roof.

The property benefits from roller shutters to both the front and rear access points, together with a large glazed display window providing excellent natural light and retail prominence.

Internally, the accommodation is predominantly open plan, comprising a spacious sales area to the front, with ancillary accommodation to the rear including a staff area, private office/treatment room and staff WC facilities.

The property benefits from both front and rear access, with the rear door leading to a shared service yard suitable for loading and servicing.

Ample free customer parking is available directly to the front of the parade.

FLOOR AREA

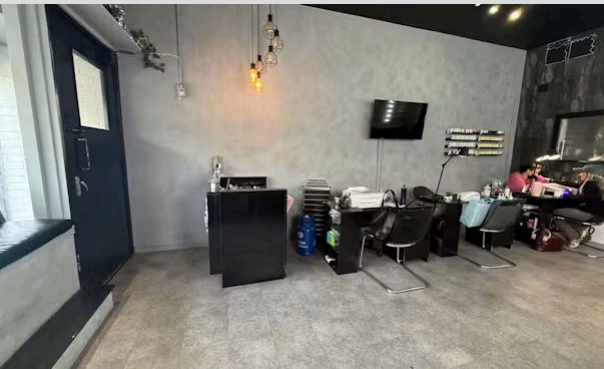
The accommodation comprises the following areas:

Description	sq ft	sq m	Tenure	Rent
Retail	493	45.80	To Let	£9,000 /annum Offer Over
Total	493	45.80		

TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £9,000 per annum are invited.

Occupation available September 2026.



USE

The premises are considered suitable for a variety of retail and commercial uses, subject to any necessary planning consents.

Please note that use of the premises as a hairdressing salon or barber shop will not be permitted.

Hot food takeaway use will also not be considered.

EPC

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

NON-DOMESTIC RATES

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

Rateable Value: £8,400

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

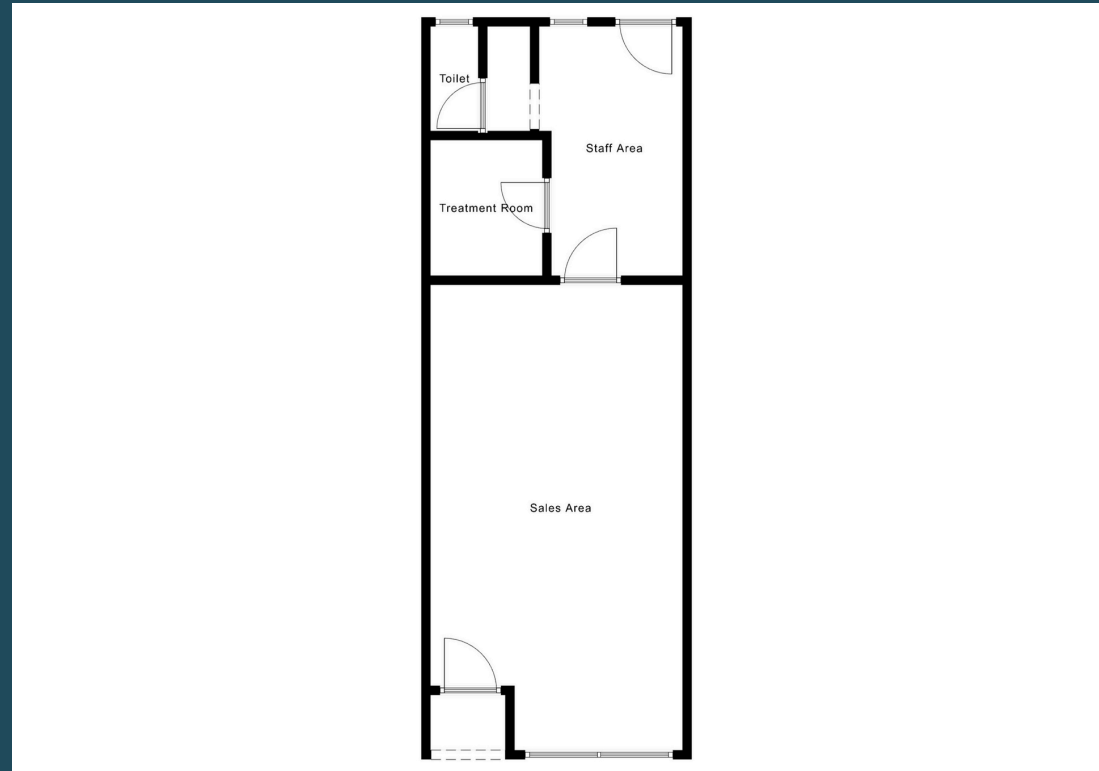
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DM HALL



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Make an enquiry

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PROPERTY REF: WSA3028

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