DM HALL

To Let

Retail/Office



52 Montgomery Street, Eaglesham G76 0AU

394.50 sq ft (36.65 sq m)

- Highly sought-after and affluent village location
- Prominent position on Montgomery Street, adjacent to the historic Orry
- Attractive historic setting within Eaglesham Conservation Area
- Suitable for a variety of retail, office and commercial uses
- Net internal area of approximately 36.65 sq.m (394 sq.ft)
- Offers Over £9,000 per annum are invited

LOCATION

The property occupies a prominent position on Montgomery Street, within the heart of the highly sought-after village of Eaglesham.

Eaglesham is one of East Renfrewshire's most desirable and affluent villages, renowned for its historic character, attractive surroundings and strong residential catchment. The village centre provides a mix of independent retailers, cafés, restaurants, professional services and other local amenities, creating an established commercial environment serving the affluent local community.

Montgomery Street forms the principal route through the village, connecting Eaglesham with East Kilbride and Kilmarnock via the B764. The property also benefits from its position adjacent to the Orry, the historic common green at the centre of the village, which adds to the attractive setting of the village centre.

The property is situated within the Eaglesham Conservation Area and forms part of a Category B Listed Building, reflecting the historic character and distinctive architectural heritage of the village.









DESCRIPTION

The property comprises a small, double-fronted ground floor retail/office unit forming part of a traditional two-storey listed building. The accommodation provides an open-plan sales/office area together with a small toilet to the rear.

FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	395	36.65
Total	**395**	**36.65**

TERMS

Full repairing and insuring lease with flexible terms. Rental offers in excess of £9,000 per annum are invited.



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: £4,900

VIEWING & FURTHER INFORMATION

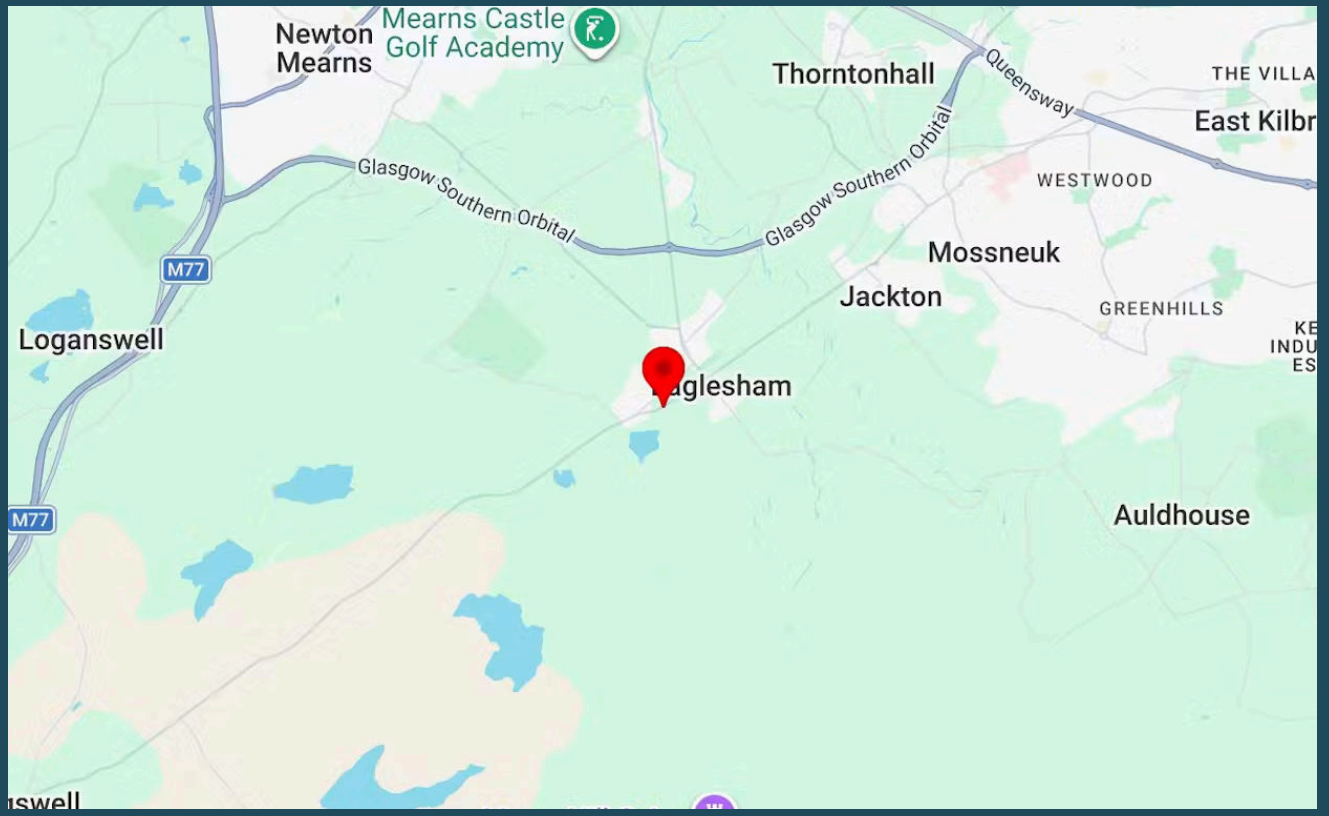
Strictly by contacting the sole agents.

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DM HALL

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Make an enquiry

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PROPERTY REF: WSA3083

DATE OF PUBLICATION: NOVEMBER 2026