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FOR SALE

Investment

COMMERCIAL SHOP & FLAT, 11 MAIN STREET, CUMBERNAULD, GLASGOW, G67 2RR

The subjects comprise a ground floor retail unit and a 1 bedroom flat within a 2 storey building of masonry construction

- Located within The Village
- 10 year FRI lease
- Minimum 10% rental uplifts
- VAT free investment
- Income of £14,400 pa
- Offers over £140,000



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LOCATION

Cumbernauld is a town in North Lanarkshire, Scotland. It is the tenth most-populous locality in Scotland and the most populated town in North Lanarkshire, positioned in the centre of Scotland's Central Belt.

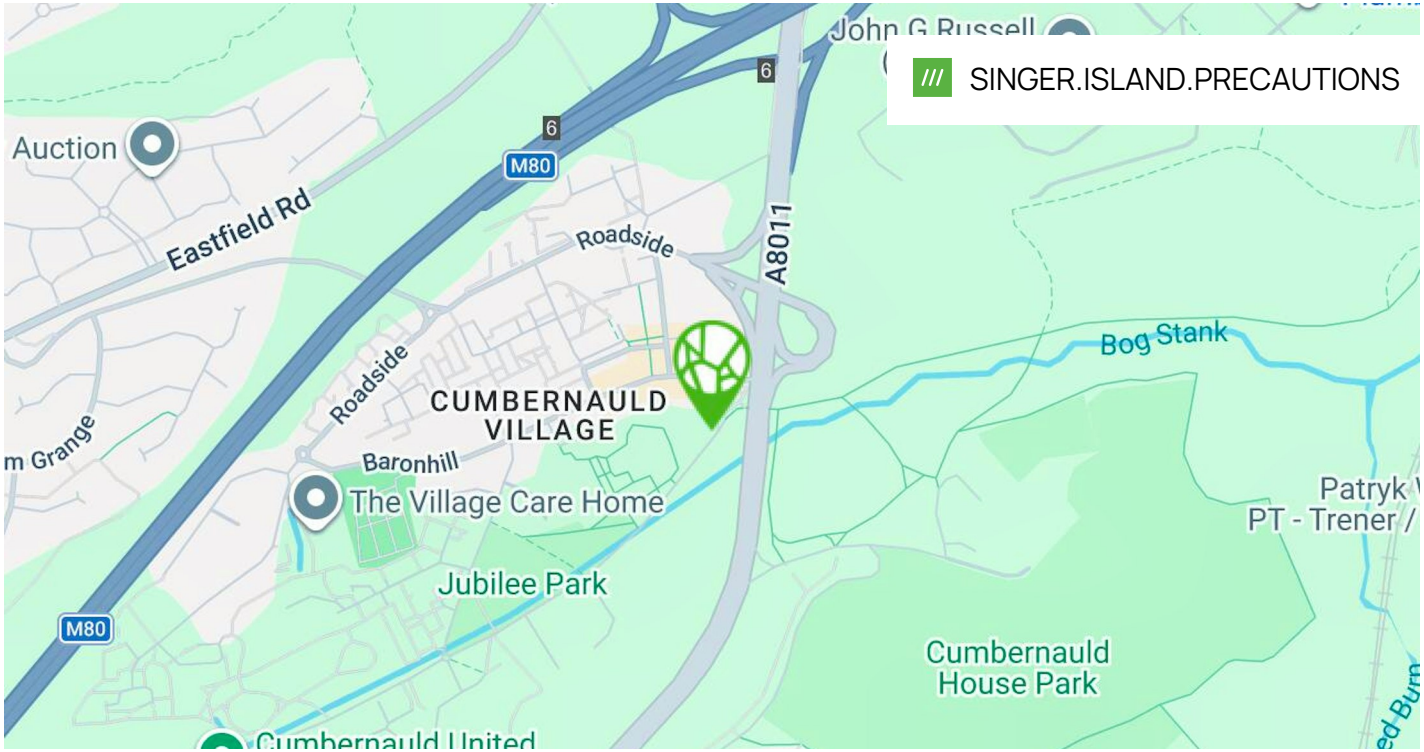
The subjects are located on the south side of Main Street, close to its junction with The Wynd, in The Village. Surrounding properties are of mixed design, vintage and character. Greenfaulds Train Station takes 5 minutes to drive. Nearby occupiers include Village Pharmacy, The Spur and The Village Post Office.

DESCRIPTION

The subjects comprise a ground floor retail unit and a 1 bedroom flat within a 2 storey building of masonry construction which sits under a pitched slate roof.

11 Main Street - The shop has a timber glazed frontage under a non-illuminated fascia board and is accessed via a single pedestrian door which leads into the sales area. The floor is covered in laminate and the walls are of plaster/paint. The plaster/paint ceiling incorporates LED spot lighting. A store, kitchenette and WC are provided to the rear of the shop.

13 Main Street - The flat is accessed from the ground floor where there is an entrance vestibule and stairs to the first floor. On the first floor the accommodation extends to a hall, living room open to kitchen, bedroom and bathroom with WC.





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HALAL CONVENIENCE STORE
YOLO'S


HALAL CONVENIENCE STORE

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ACCOMMODATION

The accommodation comprises the following areas:

NAME	DESCRIPTION	SQ FT	SQ M
Ground - Shop	Shop	380	35.30
1st - 1 bed flat	1 bed flat	571	53.05
Total		951	88.35

TENANCY

11 Main Street - The property is let on a 10 year FRI lease that commenced in November 2025 at a rent of £7,800 per annum. The rent is subject to an upward only open market reviews, with a minimum 10% uplift in rent, on the 5th anniversary. There are no lease break options.

13 Main Street - The flat has recently been let at a rent of £6,600 per annum.

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

PRICE

Offers over £140,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold). Based on a combined rental income of £14,400 per annum, a purchase at this level would reflect a gross initial yield of 10.3%. The flat has a Home Report of £55,000 with the benefit of vacant possession.

RATEABLE VALUE

According to the Scottish Assessors Association, 11 Main Street has a Rateable Value of £7,000.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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