TO LET - RETAIL

16/20 MONTGOMERY STREET

EAST KILBRIDE, G74 4JS



KEY HIGHLIGHTS

- 1,306 sq ft
- Well-presented Class 1A premises
- Available on new FRI lease - £22,500 per annum
- Neighbouring occupiers include One O One Convenience Store, The Montgomerie Arms, Rowlands Pharmacy, Ladbrokes, Carters Law, Village Fish Bar
- Located within The Village area of East Kilbride
- May be suitable for alternative uses including Class 3, subject to planning
- On-street parking and large public car park nearby

SUMMARY

Available Size	1,306 sq ft
Rent	£22,500 per annum
Rates Payable	£10,084.50 per annum
Rateable Value	£20,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



DESCRIPTION

The subjects comprise ground floor Class 1A premises forming part of a larger two storey traditional sandstone building.

Internally provides open-plan accommodation complete with male, female and staff WC's plus kitchen tea-prep.

The property may be suitable for alternative uses, including Class 3, subject to planning.



LOCATION

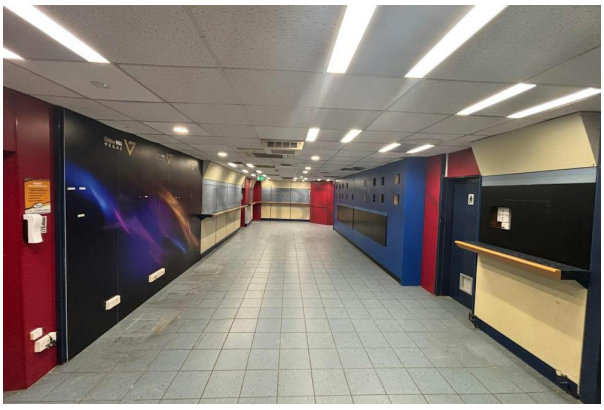
The subject property is located within the heart of East Kilbride Village, one of the town's most established and characterful retail and leisure destinations.

More specifically the subjects are situated on the east side of Montgomery Street a short distance from its junction with Main Street and Kittoch Street.

On-street parking is provided plus various nearby public car parks.

East Kilbride Railway Station is a 5 minute walk to the north whilst regular bus services operate in the vicinity.

Neighbouring occupiers include One O One Convenience Store, The Montgomerie Arms, Rowlands Pharmacy, Ladbrokes, Carters Law, Village Fish Bar.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,306	121.33	Available
Total	**1,306**	**121.33**	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/11/2026