TO LET - RETAIL

13 COMMON GREEN

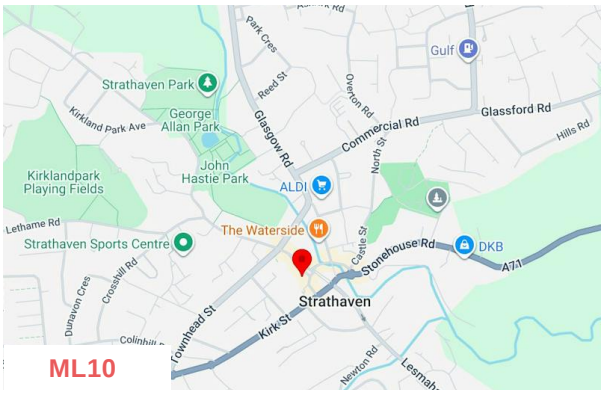
STRATHAVEN, ML10 6AQ

KEY HIGHLIGHTS

- 3,167 sq ft
- Class 3 potential, subject to planning
- Generous on-street parking plus 10 x dedicated car parking spaces to the rear
- Neighbouring occupiers include Greggs, Scotmid, Boots, Elite Vet Group and James Alexander Butchers
- Highly prominent Class 1A premisees located within the heart of Strathaven
- Available for immediate occupation
- New FRI lease available - £28,000 per annum

SUMMARY

Available Size	3,167 sq ft
Rent	£28,000 per annum
Rateable Value	£14,900 Rates payable - £5,196.00
VAT	To be confirmed
EPC Rating	Upon enquiry



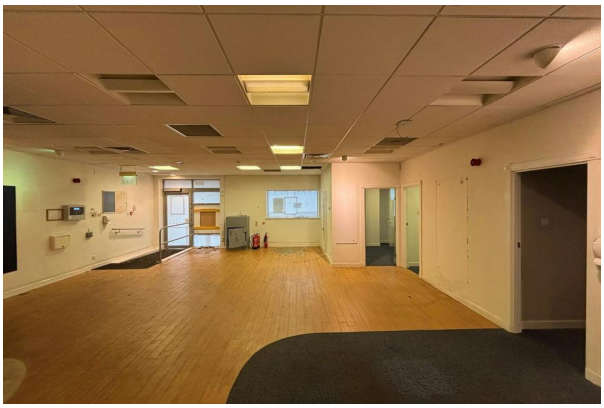
DESCRIPTION

End-terraced Class 1A premises arranged over ground and first floor level.

Internally the ground floor provides main larger open-plan space with a series of partitioned rooms that be kept / removed to suit an occupiers requirements.

A single staircase to the rear provides access to the first floor that provides main open-plan front office together with male & female WCs and kitchen tea-prep.

There are 10 x dedicated car parking spaces to the rear that can be fenced off / secured if required.



LOCATION

Strathaven is an affluent commuter town located within the South Lanarkshire Local Authority Region approximately 4.5 miles south of Hamilton, 8 miles south of East Kilbride and 25 miles south of Glasgow.

The subject property commands a highly prominent position within the heart of Strathaven town centre on the west side of Common Green by its junction with Bridge Street.

Generous on-street parking is provided to the front on Common Green and there is a large public car park situated to the the rear.

Regular bus services operate through Strathaven with a bus stop situated immediate to the front of the subject property.

Neighbouring occupiers include Greggs, Scotmid, Boots, Elite Vet Group and James Alexander Butchers.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,278	211.63	Available
1st - Storage / Ancillary	889	82.59	Available
Total	**3,167**	**294.22**	

VIEWING & FURTHER INFORMATION

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