TO LET - RETAIL

4 STUART STREET

EAST KILBRIDE, G74 4NG

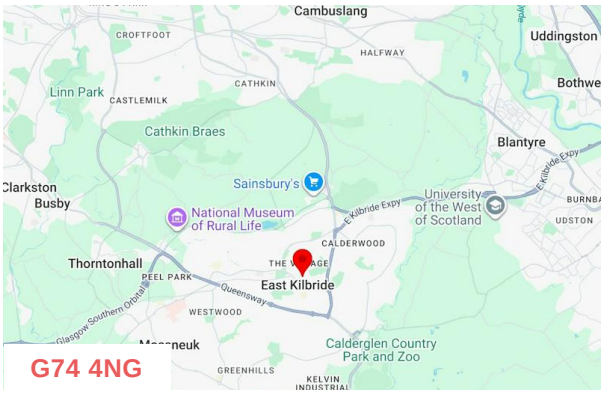


KEY HIGHLIGHTS

- 457 sq ft
- Located within the heart of East Kilbride Village
- Well suited for salon, beauty, clinic, retail, office use
- Nearby occupiers include Bica, Monarch Tailored, Mused Beauty Hub, Sterling Wealth, The Rainbow Room, Zucca and Co-op
- Well-presented Class 1A premises
- On-street parking & Public Car Parks nearby
- Lease expires in October 2027, scope for longer lease if required

SUMMARY

Available Size	457 sq ft
Rent	£14,300 per annum
Rates Payable	£7,121.40 per annum Some occupiers may be eligible to a 42.50% discount under the Small Business Bonus Scheme, reducing the rates payable to £3955.02 per annum.
Rateable Value	£14,300
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



DESCRIPTION

Prominent mid-terraced ground floor Class 1A premises.

Externally benefits from a modern shopfront with large display window and customer entrance.

Internally the subjects are very well fitted providing open-plan accommodation to the front with additional storage/staff WC to the rear.

There is rear door access via the large public car park, ideal for deliveries.







LOCATION

The subjects are located on the west side of Stuart Street between its junction with Elizabeth Court and Hunter Street within the heart of East Kilbride Village approximately 12 miles south-east of Glasgow City Centre.

The subjects benefit from on street parking in the vicinity as well as a pay and display car park to the rear.

The area is serviced by both bus and rail links with East Kilbride Railway Station located within walking distance west.

Neighbouring occupiers include Bica, Monarch Tailored, Mused Beauty Hub, Sterling Wealth, The Rainbow Room, Zucca and Co-op.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	457	42.46	Available
Total	**457**	**42.46**	

VIEWING & FURTHER INFORMATION

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MAX 6
ITEMS IN
FITTING
ROOM

