

# LEASE FOR SALE

## RETAIL /OFFICE PREMISES

### 19 STUART STREET, EAST KILBRIDE, G74 4NG

#### LOCATION

East Kilbride is one of Scotland's most established new towns situated approximately 10 miles south east of Glasgow. The town has an immediate population of around 95,000 and draws on a wider catchment in excess of 250,000 people.

The premises are located in a prominent position on Stuart Street in East Kilbride Village in the parade bounded by Kirkton Park to the south and Maxwell Drive to the north.

#### DESCRIPTION

The available accommodation benefits from the following specification:

- Car parking to the rear with 24 private spaces and 3 disabled spaces
- Existing partitioning of meeting rooms and reception area on the ground floor
- Raised access flooring in part
- Suspended ceilings in main office areas
- Disabled access
- Shower facilities in rear building



#### ENTRY

By agreement.

#### RENT

The passing rent is currently £118,260 per annum.

#### LEASE TERMS

The property is available by way of a sublease or assignation arrangement, with the current lease running until 8 November 2022. Further details upon request.

#### TERMS

Subject to covenant, incentives are available with further details on request.

#### ENERGY PERFORMANCE CERTIFICATE

EPC rating to be confirmed.

#### LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

#### VIEWING & FURTHER INFO

Strictly by appointment through the sole letting agent.

#### ACCOMMODATION

The net internal areas are as follows:

Front Building:

Ground Floor	2,136 sq ft	198 sq m
First Floor	904 sq ft	84 sq m

Rear Building:

Ground floor	2,575 sq ft	239 sq m
First Floor	2,410 sq ft	224 sq m

#### RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £94,250  
Commercial Rate Poundage £0.516  
(exclusive of water and sewerage rates)

Please note that the rates payable may be subject to relief from recent government measures announced to assist businesses. Further details upon request.

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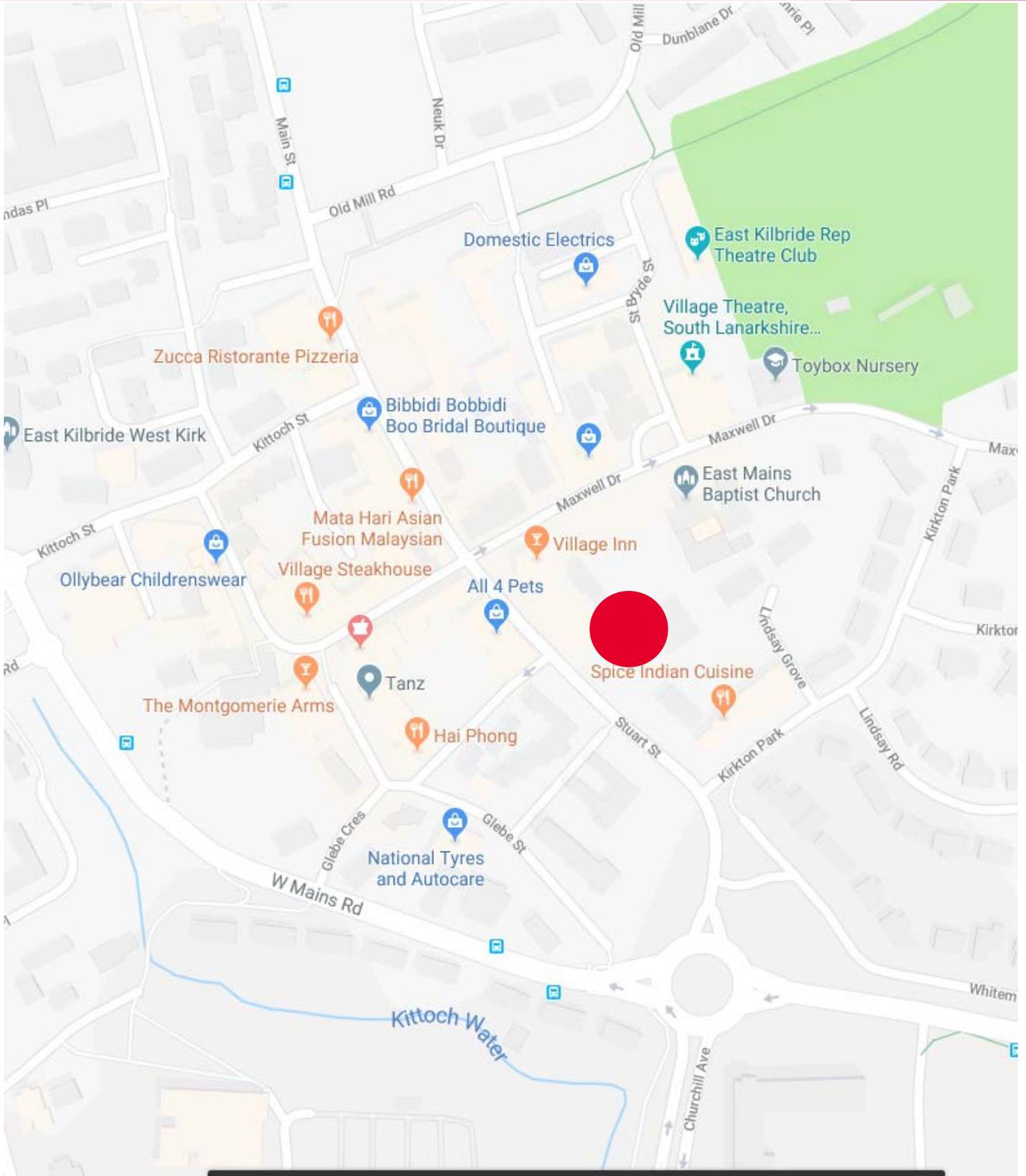
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