FOR SALE

Boundary Lines Are For indicative Purposes Only



Ground Floor Retail Unit

NIA: 57.68 SQM (621 SQFT)

Situated Within Close Proximity to East Kilbride Town Centre

Suitable For A Variety Of Uses (Subject to Planning)

May Be Eligible For 100% Rates Relief Via The Small Business Bonus Scheme

Sale Price: Offers in Excess of £90,000

CLICK HERE FOR LOCATION!

57 CHALMERS CRESCENT, EAST KILBRIDE, G75 0PE

CONTACT: Fraser McDonald BSc (Hons) fraser.mcdonald@shepherd.co.uk | 0141 331 2807 – 07551 173132
Calvin Molinari BSc (Hons) MRICS c.molinari@shepherd.co.uk | 0141 331 2807 – 07920 824408

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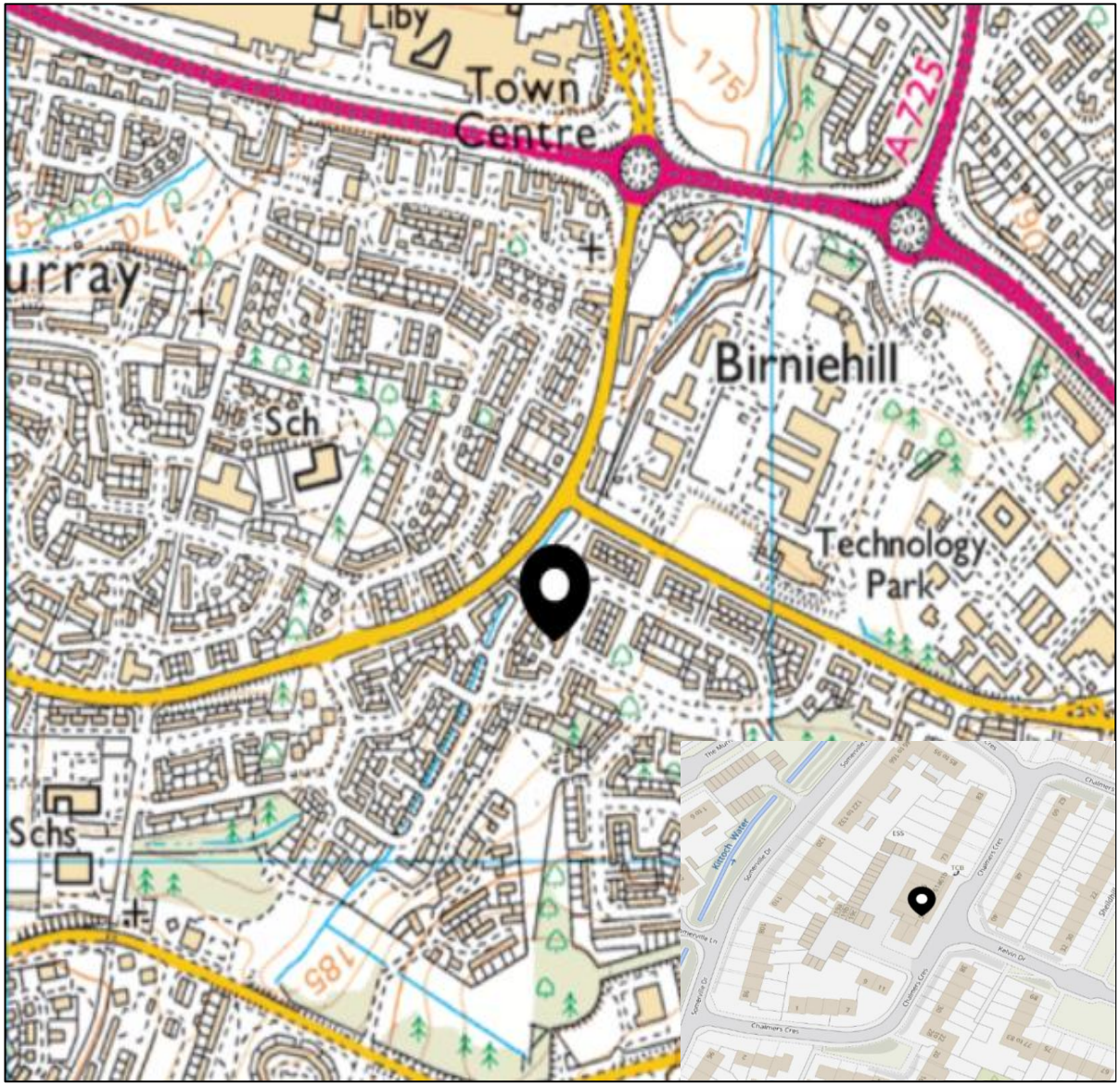
Location



The subjects are located in East Kilbride lying approximately 11 miles Southeast of Glasgow City Centre within South Lanarkshire's Council district.

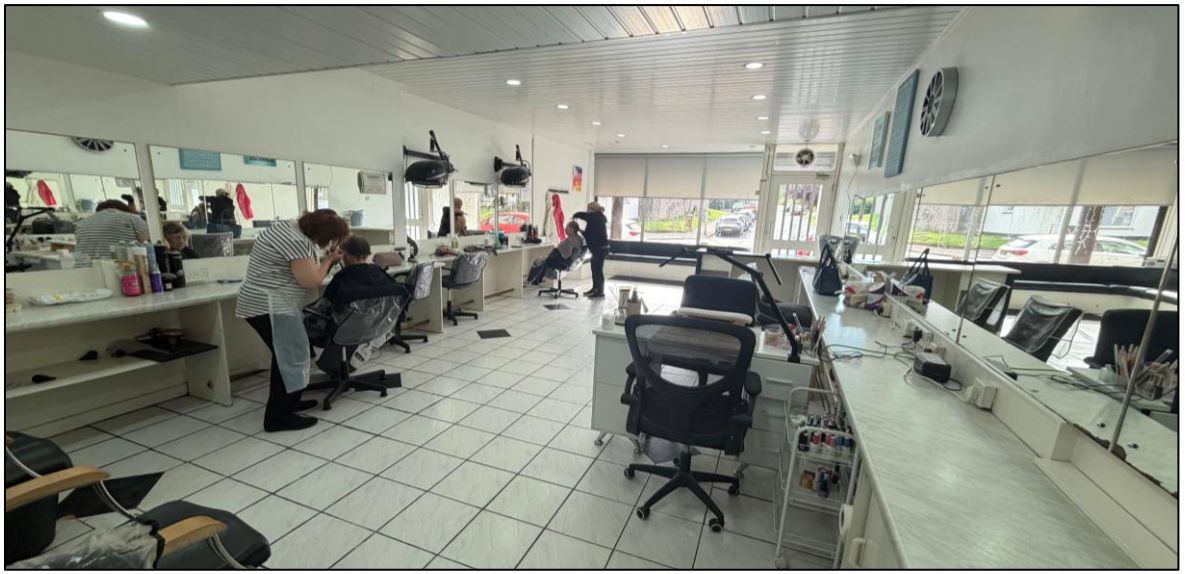
East Kilbride benefits from excellent transport links with Glasgow Road, the M77 and M74 all being located in close proximity, providing access to Glasgow City Centre and Scotland's wider motorway network. East Kilbride Train Station is located approximately 1.2 miles from the subject property and provides direct services to Glasgow Central Station.

The subject occupies a prominent position on Chalmers Crescent, within close proximity to East Kilbride's Town Centre. The surrounding area benefits from a blend of residential and commercial operators including JD Gyms, the Scottish Enterprise Technology Park and PHOENIX Medical Supplies Limited.

CLICK HERE FOR LOCATION

Description





The subjects comprise a ground floor retail unit, contained within a wider town centre parade contained within a larger three-storey building with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via Chalmers Crescent as well as a large glazed frontage.

Internally, the subjects currently benefit from the fit-out of the existing tenant as a hair salon. The subjects offer an open plan sales area to the front benefitting from a tiled floor covering and wooden panelled ceiling with spotlighting incorporated throughout. This is further complimented by a staff break/kitchen prep area, W/C facilities and ancillary storage to the rear.

ACCOMMODATION

Accommodation	SQM	SQFT
Accommodation	57.68	621
TOTAL	**57.68**	**621**

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

FOR SALE

Our client is looking for offers in excess of £90,000 for their heritable interest in the subject property.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £9,700. The rate poundage for 2026/27 is 48.1p to the pound. As such, incoming tenants may benefit from 100% rates relief via the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming purchaser to satisfy themselves in this respect.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Fraser McDonald
fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Calvin Molinari
c.molinari@shepherd.co.uk
M: 07920 824408

Shepherd Chartered Surveyors
2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
t: 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLISHED: November 2026

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