

ON THE INSTRUCTIONS OF

LCP

CAMBUSLANG GATE

MAIN STREET, CAMBUSLANG
GLASGOW G72 7HB

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FOR SALE/TO LET - PRIME RETAIL UNITS

CAMBUSLANG GATE

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LOCATION

Cambuslang is approximately 5 miles south east of Glasgow City Centre. It has a resident population of over 22,000 and an estimated catchment of 300,000 within a fifteen-minute drive time.

Cambuslang Gate is a major mixed commercial and residential development on the principle retail pitch of Main Street. 42,000 sq ft of the scheme is occupied by South Lanarkshire Council for office and civic uses including a health centre, registry, library and job centre. The development benefits from 165 free car parking spaces.

Established retail occupiers include Boots, Subway, William Hill and Farmfoods who have been joined by new arrivals, Domino's, Fit4less and Sun Shack.

DESCRIPTION

UNITS 2 & 4

The premises comprise well laid out units, arranged over one floor, which are suitable for a variety of Class 1, 2 and 3 uses, subject to planning. The units have been fully refurbished and are ready for immediate occupation and use.

UNIT 9A

The subject premises will be formed by the sub-division of an existing unit alongside Farmfoods, the larger part of which has been pre-let to Premier. The premises will be served directly by a free 165-space car park.

The premises will comprise a new ground floor unit suitable for a variety of Class 1, 2 and 3 uses, subject to planning. The unit will be ready for occupation following subdivision works.



VAT

All prices and rents etc. are quoted exclusive of VAT, which will be charged at the prevailing rate.

ACCOMMODATION

UNIT 2		
Ground Floor	165 sq m	1,775 sq ft
UNIT 4		
Ground Floor	87 sq m	941 sq ft
UNIT 9A		
Ground Floor	97 sq m	1,044 sq ft

TERMS

The premises are offered for sale or lease, as follows:

	RENT (PA)	PURCHASE PRICE
UNIT 2	£16,000	On application
UNIT 4	£11,500	On application
UNIT 9A	£13,500	On application

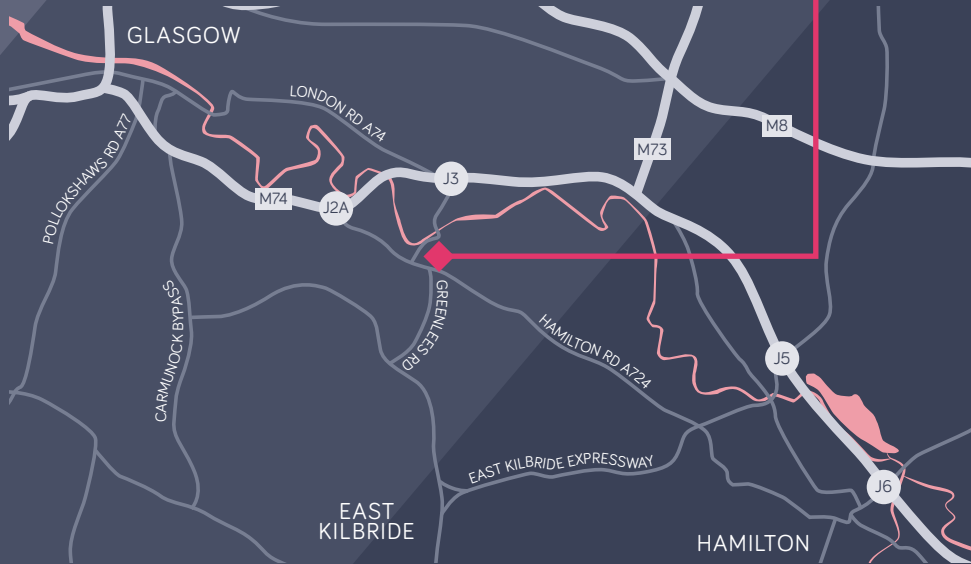
RATES

Interested parties are advised to verify this information with Lanarkshire Valuation Joint Board on 01698 476 000.

	RATEABLE VALUE	RATES PAYABLE (2018/2019)
UNIT 2	£32,000	£15,360
UNIT 4	£18,200	£8,736
UNIT 9A	TO BE ASSESSED	

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FURTHER VIEWING & INFORMATION

For further details and viewing arrangements, please contact the joint letting agents:

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