

CLOSING DATE SET: 14TH FEBRUARY 2024 AT 12 NOON

RETAIL UNIT

- > NIA:- 53.29 SQ M (573 SQ FT)
- > HIGH QUALITY RETAIL UNIT
- > BUSY RETAILING LOCATION
- > LARGE GLAZED FRONTAGE
- > MAY QUALIFY FOR 100% RATES RELIEF
- > RENTAL OIEO: £16,000 PA



TO LET

141 MAIN STREET, UDDINGSTON G71 7EN

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The above plan is for indicative purposes only

LOCATION

The subjects are located within the affluent and popular town of Uddingston within South Lanarkshire. Uddingston is located on the north side of the River Clyde and circa 10 miles southeast of Glasgow City Centre.

More specifically, the subjects are located on Main Street. The retailing parade benefits from a high level of passing traffic as well as pedestrian footfall.

Surrounding occupiers include Maple Clinics, Palazzo, Angels Hotel as well as a variety of other local retailers.

The subjects benefit from adequate public transport links, with Uddingston Railway Station located in close proximity to the subjects, and a number of bus lines also running on Main Street

DESCRIPTION

The subjects comprise of a ground floor retail unit within a two-storey traditional stone building consisting of retail premises on ground floor level and residential dwellings on the upper floor. The subjects benefit from an attractive glazed display window as well as pedestrian access door.

Internally, the subjects are presented in a high standard in line with it's previous use as a funeral directors. A main sales area can be found to the front of the property with a WC facility along with an office and storage space at the rear.

RENTAL

Our client is seeking offers in excess of **£16,000 per annum**.

EPC

A copy of the EPC can be made available upon request.

RATING

The subjects are entered into the current valuation roll at £11,500. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2022/2023 is 49.8p to the pound.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

PLANNING

We understand that the property benefits from having consent in line with the previous use.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any occupier to satisfy themselves in this respect.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

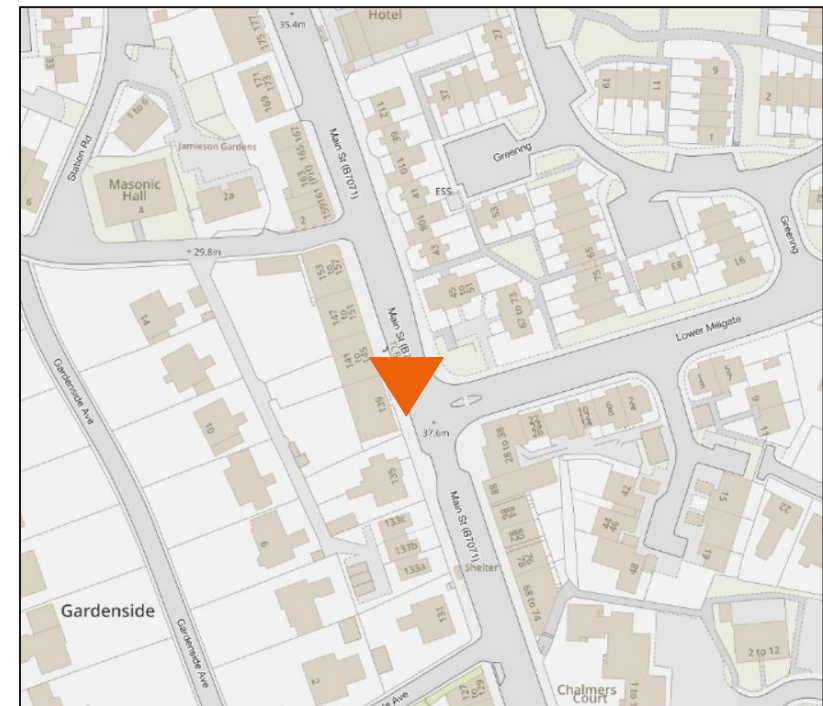
ANTI MONEY LAUNDERING REGULATIONS

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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From measurements taken on site and in accordance with the RICS code of measuring practice 6th edition on a net internal area (NIA) basis, we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
TOTAL	53.29	573



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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: NOVEMBER 2023**

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