

TO LET

Modern Retail Premises

NIA: 65.70 SQM (707 SQFT)

Located Within An Established
Retail Parade

Attractive Glazed Shop Frontage

Potentially Eligible For Rates Relief
Under The Small Business Bonus
Scheme

Rent: OIEO: £12,500 p.a



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8 RIGHEAD GATE, EAST KILBRIDE, G74 1LS

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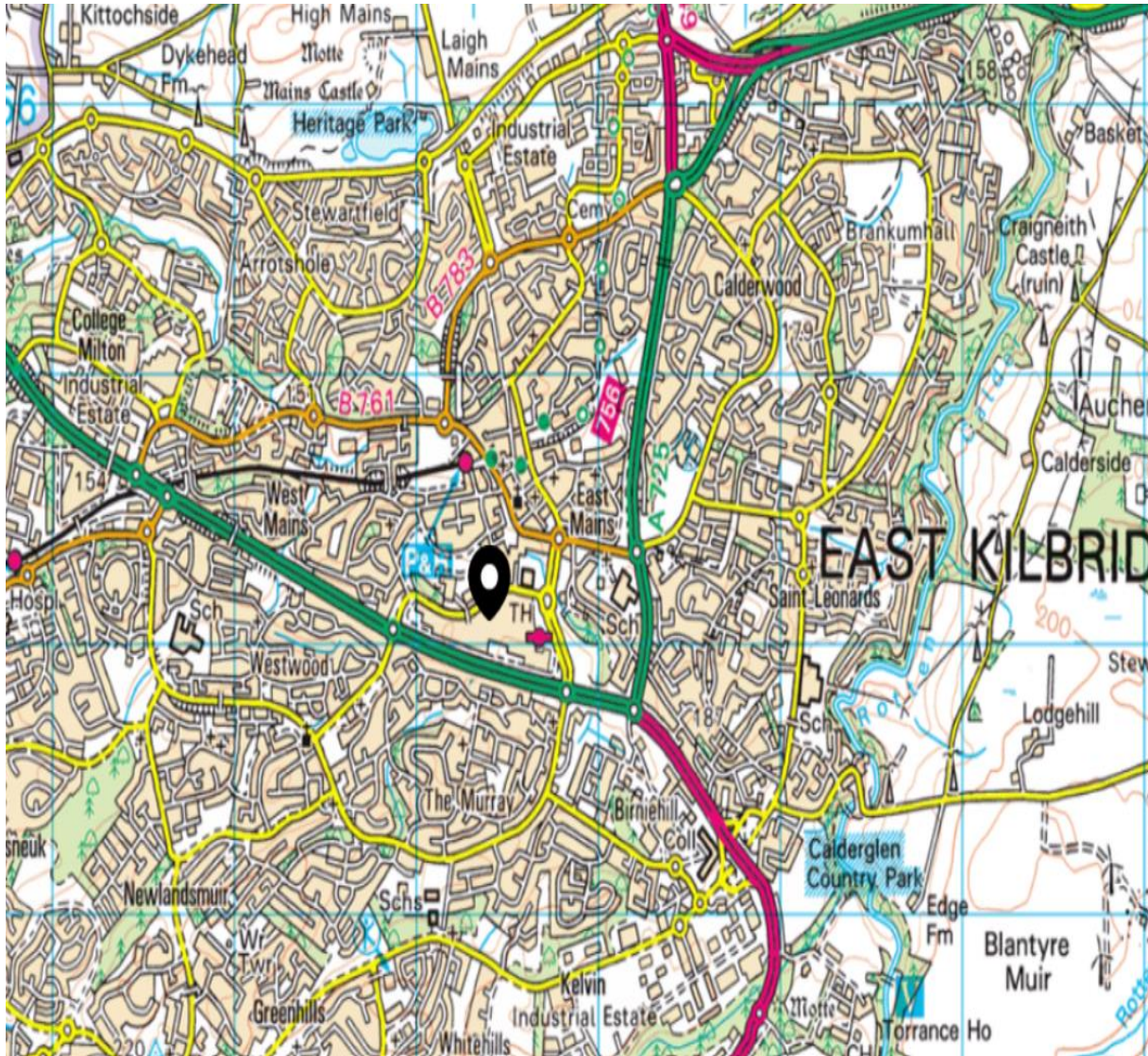
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Location

8 RIGHEAD GATE, EAST KILBRIDE, G74 1LS



East Kilbride is situated approximately ten miles southeast of Glasgow City Centre. The town has excellent road links being located approximately four miles east of Junction 5 off the M74 motorway, which leads to the M6 and north of the M73 and the M8, Edinburgh to Glasgow link.

The subjects are located on Righead Gate, in the western end of East Kilbride close to the town's central area. The surrounding area is well served by public transport links with the subjects being located a short walk from East Kilbride Bus Station and East Kilbride Railway Station being located 1.2 miles away

Righead Gate is located directly facing the Piazza Shopping Centre which is home to national occupiers such as JD Sports, Costa and Subway. The Princes Square Mall is also located adjacent to the subject and has over 150 brands situated within the shopping centre.



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Description

8 RIGHEAD GATE, EAST KILBRIDE, G74 1LS



The subject comprises a ground floor retail unit which forms part of a small retail parade within a mixed-use development.

The premises benefits from having an attractive glazed display frontage. Access to the unit is gained via a glazed pedestrian door from Righead Gate and leads directly into an open plan sales area.

The subjects also benefits from W/C facilities and ample storage areas which can be accessed via a hallway to the rear of the property.

ACCOMMODATION

| | SQM | SQFT |
|---------------|--------------|------------|
| Accommodation | 65.70 | 707 |
| TOTAL | 65.70 | 707 |

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).





RENT

OIEO £12,500 per annum exclusive of VAT.

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 tenant to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £6,200. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming occupiers 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 ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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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