

TO LET

Prominent Retail Unit

NIA: 93.89 SQM (1,010 SQFT)

Prominent Frontage

Rare Letting Opportunity

On-site Car Parking

Busy Retail Park

Rent: OIEO: £24,000 per annum



[CLICK HERE FOR LOCATION!](#)



329 OLD EDINBURGH ROAD, UDDINGSTON, GLASGOW, G71 6AR

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk

fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 – 07920 824408

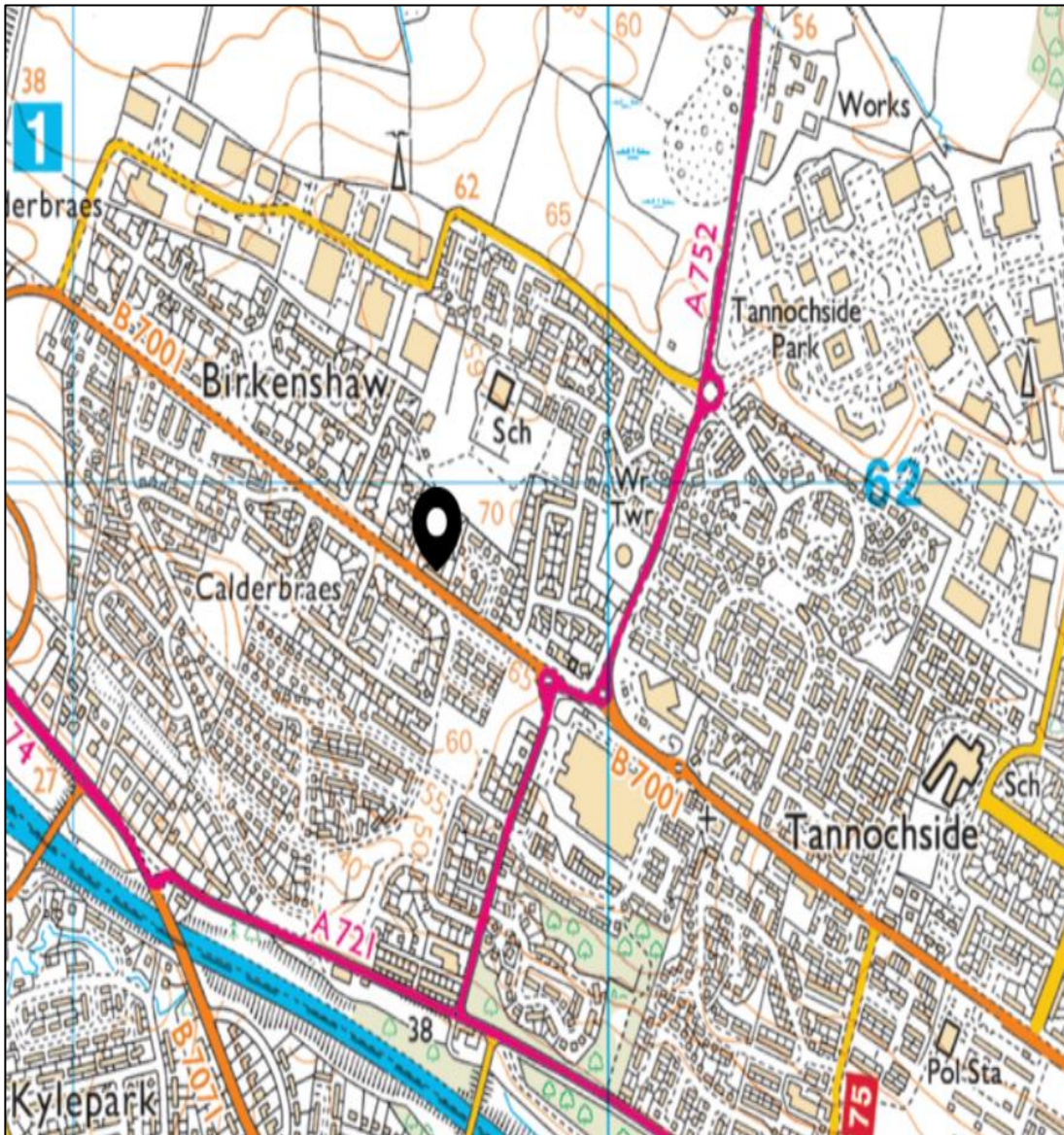
| 0141 331 2807 – 07551 173132





Location & Description

329 OLD EDINBURGH ROAD, UDDINGSTON, GLASGOW, G71 6AR



LOCATION

The subjects are located within a purpose-built retail development between Tannochside and View Park, which is approximately 11 miles to the east of Glasgow City Centre. The subjects benefit from being in close proximity to junctions of the M74 network.

The development is anchored by a Scot-mid/Co-op supermarket. Surrounding occupiers within the vicinity comprise a mix of tenants including Coral, Greggs, Boots and Barnardos.

DESCRIPTION

The subjects comprise a single-storey retail unit within a fully occupied retail development. The unit benefits from a large aluminum framed display frontage protected by an electric, steel roller shutter.

Internally, the unit has been stripped back to a shell-like condition to allow for an incoming tenant to fit out accordingly.

ACCOMMODATION

	SQM	SQFT
Accommodation	93.89	1,010
TOTAL	93.89	1,010

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

We are seeking to lease the premises on the basis of a full repairing and insuring lease of flexible duration incorporating regular upwards only rent reviews. Offers in excess of £24,000 pax.

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 purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £15,700. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

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

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:



Calvin Molinari

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



Fraser McDonald

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

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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