



2 NEIGHBOURHOOD SHOPS TO LET TOGETHER OR SEPARATELY

3 and 5, Lindores Drive, West Mains, East Kilbride, G74 1HJ

LOCATION:

Part of a terrace of 4 shops at the corner of Lindores Drive and Kirktonholme Road within the West Mains residential suburb of East Kilbride. The remaining shops are occupied by a USAVE convenience store and a Chinese takeaway and the surrounding area is of ex local authority low density housing.

East Kilbride itself is located approximately 19 km (12 miles) south east of Glasgow within South Lanarkshire. The town is Scotland's sixth largest with a resident population in the order of 75,000. The A725 East Kilbride Expressway provides links to the M74 and M8 and East Kilbride has 2 railway stations and extensive bus routes making it a popular commuter location.

HAMILTON OFFICE:

Suites 7 & 8 Waverley House
Caird Park, Hamilton
ML3 0QA

CONTACT US

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DESCRIPTION:

Two, mid-terraced, single storey lock up shop units available together or separately forming part of a terrace of 4 shops at the corner of Lindores Drive and Kirktonholme Road.

3 – 47.24 sq m/ 508 sq ft or thereby net internal area; 2 x roller shutters to frontage of display window and recessed doorway into open plan retail area with kitchen/staff room to the rear and toilet off.

5 – 46.36 sq m/499 sq ft or thereby net internal area; 2 x roller shutters to frontage of display window and recessed door to open plan retail area with full width partition separating back shop/kitchen with toilet off.

Parking is provided immediately to the front of the shops and there is also a rear service area.

Both shops require refurbishment and re-decoration but could suit a variety of uses.

RATEABLE VALUE:

3 Lindores Drive - £5,900

5 Lindores Drive - £5,900

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective tenants should confirm the position for themselves.

ENERGY RATING:

Awaiting EPCs



RENT, LEASE DETAILS ETC:

New leases are sought for a negotiable duration on standard, commercial, full repairing and insuring terms at **RENTAL OFFERS OVER £7,500** per annum exclusive of VAT and local rates for each shop.

Consideration will be given to offers for the 2 shops together.

In the first instance all offers should be submitted to Mr Cameron of this office

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: R560 Prepared July 2021

NOTICE

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