



## FOR SALE / MAY LET DETACHED OFFICE WITH PARKING

159 King Street, Rutherglen, G73 1BZ

### LOCATION:

Prominently positioned on King Street which is parallel to and to the north of Main Street, the principal retail and commercial thoroughfare of Rutherglen. Immediately to the rear of Rutherglen Town Hall, the surrounding area displays a mixture of residential and commercial properties and there are a number of public car parks in the vicinity. Rutherglen Railway Station is a short walk away and Glasgow city centre is within 3 miles whilst there are local road links to Junction 2, M74 for the south and connections to the national motorway network M8 (Glasgow International Airport to the west and Edinburgh to the east), M77, M73 etc.

### HAMILTON OFFICE:

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

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

A detached single storey property within a generous site offering secure, tarmacadamed parking area for approximately 15 vehicles to the rear.

Benefitting from a gas central heating system supplemented by replacement double glazing, from the main reception access is available throughout the property to a variety of offices – open plan, private, boardroom – kitchen/staff room, shower room and two sets of male and female toilets, one of which has disabled facilities.

Fire and security alarms are installed and there are roller shutters to external doors and windows.

## AREA:

287.09 sq m/3090 sq ft or thereby net internal area by our calculations.

## RATEABLE VALUE:

Currently occupied by 2 separate businesses, the subjects have 2 Rateable Values entered in the Valuation Roll, £16,700 and £3,600. The property will require to be re-valued for rating purposes if it is to be occupied as a whole by a single business.



## ENERGY RATING:

Awaiting EPC

## PRICE, RENT, LEASE DETAILS ETC:

**OFFERS OVER £350,000** are invited in the case of a sale.

Alternatively, our clients may consider a lease of the property on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OF £35,000** per annum.

Prices and rents are quoted exclusive of VAT and local rates.

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

## VIEWING:

**STRICTLY** by appointment through Whyte & Barrie as agents.

**REF: O296 Prepared March 2020**

## NOTICE

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