



Glen & Co
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TO LET - 254/6 Stonelaw Road, Burnside, Rutherglen, G73 3SA

Double Fronted Shop Unit with Class 2 (Office) Use - NIA: 59.60 sq m (642 sq ft) - Rental £25,000 per annum

To Let**Retail Unit with Class 2 (Office) Consent**

**254/6 Stonelaw Road, Burnside,
Rutherglen, G73 3SA**

Location

Burnside is a vibrant and affluent suburb of the greater Glasgow conurbation and sits almost equidistant between city centre and East Kilbride.

Stonelaw Road is the main focus of retail activity in the area and a range of national retailers sit among a number of boutiques and independent traders.

The subjects sit on the west side of Stonelaw Road, in the centre of the pitch and directly opposite the Tesco Supermarket and Esso filling station.

For a Google Streetview of the location, [CLICK HERE](#).

Description

The premises comprise a double fronted ground floor lock up shop unit contained within a larger traditional tenement building, the upper floors of which are in residential use.

The premises offer clear ground floor retail space together with storage and a single wc compartment towards the rear.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th edition) we calculate the premises to have the following floor areas:

Ground Floor:

Net Internal Area: 59.60 sq m (642 sq ft)

Rating

The premises are entered on the Valuation Roll with a NAV/RV of £18,500.

The Poundage for 2021/22 is £0.49, giving a Rates Payable figure of £9,065 for the year.

Planning

The premises have recently secured a Class 2 (Office) Planning Consent. Deemed Consent is also available for the continuation of Class 1 (Retail) Use, For any proposed change from this, we recommend interested parties speak with South Lanarkshire Council Planning on 0303 123 1015.

Energy Performance Certificate - G**Restrictions on Use**

The landlord has stated that they are not prepared to accept any of the following uses in the premises: anything involving the sale of alcohol, convenience retailing or any gambling activities.

Terms

Our clients are offering the premises on a new full repairing and insuring lease of a minimum five years' duration at an initial rental of £25,000 per annum.

Dependent upon the financial standing of the proposed tenant, a rental deposit may be required.

VAT

VAT will be chargeable on rent and all other outgoings associated with the premises.

Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting the costs of any Land and Buildings Transaction Tax and Registration Dues that may be payable.

Entry

Immediately available on date of settlement.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

T: 0141 204 3255

M: 07766 026 747

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