



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET/MAY SELL

49 Queen Street, Rutherglen G73 1JP

- ✓ Well presented Class 1A retail premises available for immediate occupation
- ✓ Town centre location with access to excellent transport links and free on street parking
 - ✓ Would suit a variety of occupiers including clinic, office and salon
 - ✓ 26.33 sq m (283 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The property is located in Rutherglen, a large town located on the southeast boundary of Glasgow city centre within South Lanarkshire. The town is well-positioned for the national motorway network being in close proximity of Junction 2 of the M74 motorway and has benefited in recent years from significant public investment through Clyde Gateway to provide a mix of new build speculative industrial developments and regenerated sites to attract inward investment.

The subjects are situated within an established mixed use area within the northern section of the town centre on the western side of Queen Street which provides access to and from Rutherglen Industrial Estate to the north. Positioned a short distance to the north of the principal thoroughfare, Main Street, this location also benefits from free on street parking.

Rutherglen railway station lies a short distance to the north east with public bus stops nearby on Main Street.

DESCRIPTION

The subject property under consideration comprises a small mid terraced retail premises which is formed on the ground floor of a four storey traditional corner tenement building. The unit forms part of an established local retail parade on the ground floor of several adjoining tenements with residential dwellings on the upper floors.

ACCOMMODATION

The property has been divided into a small reception cum waiting area at the front with two private treatment rooms and a staff tea prep area at the rear. A small staff toilet is found within the common close. The unit has been modernized internally and also benefits from automated external security shutters.

FLOOR AREA

We calculate the net internal floor area of the property at 26.33 sq m (283 sq ft).

USE

The unit has a Class 1A (Shops, financial, professional and other services) Use Consent so would suit a variety of potential occupiers including as a clinic, office or salon.

RENT

Asking rent on application.

Our client may consider a proposal to dispose of their interest.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £1,450 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the Rateable Value is under £12k and the combined value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

OFFERS

In the normal Scottish form addressed to this office.

VAT

Not applicable.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting/selling agent, Allied Surveyors Scotland Ltd

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