

## FOR SALE - OFFICE / RETAIL

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66A VICTORIA STREET

BLANTYRE, GLASGOW, G72 0BS



### KEY HIGHLIGHTS

- 1,530 sq ft
- Well suited for office / clinic / salon / professional services type uses
- Internals have been refurbished to a high standard
- Offers over £85,000 invited
- Excellent owner-occupier / investment opportunity
- Dedicated parking provided to the rear
- Available for immediate occupation
- Eligible for 100% rates relief

## SUMMARY

Available Size	1,530 sq ft
Price	Offers in excess of £85,000
Rates Payable	£4,432.20 per annum Some occupiers may be eligible for 100% rates relief.
Rateable Value	£8,900
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

End-terraced office accommodation arranged over ground and first floor level.

Ground floor provides main front area with two partitioned back offices and are complete with an ambulant WC.

A single staircase provides access to the first floor where 3 x offices are provided together with male & female WC's and a kitchen tea-prep.

Please note the majority of offices have been formed using stud partitions and can be easily reconfigured if required by an incoming occupier.

Dedicated parking is provided to the rear of the subjects.

Double glazing and gas central heating is provided throughout.

## LOCATION

Blantyre is situated within the South Lanarkshire Local Authority Region approximately 12 miles south-east of Glasgow.

More specifically the subjects are situated on the west side of Victoria Street, next to Auchinraith Primary School and Blantyre Health Centre, and a short distance south of Glasgow Road.

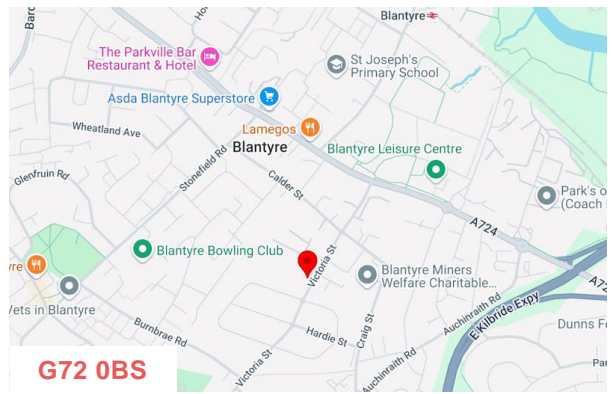
Glasgow Road connects with the A725 East Kilbride Expressway that in turn connect with the M74 motorway via the Raith Interchange together with the M73 and M8 beyond.

Blantyre Railway Station is situated a 10 minute walk north whilst regular bus services operate on Glasgow Road.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	786	73.02	Under Offer
1st	744	69.12	Under Offer
<b>Total</b>	<b>1,530</b>	<b>142.14</b>	



## VIEWING & FURTHER INFORMATION

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