

TO LET

Retail Unit

NIA: 60.84 Sqm (655 Sqft)

Sought After Location

Prominent Glazed Frontage

On Street Parking

No VAT Payable

Rent: OIEO: £12,000 p.a.



[CLICK HERE FOR LOCATION!](#)



Boundary Lines are for
indicative purposes only

44 WATERSIDE STREET, STRATHAVEN, ML10 6AW

CONTACT:

Fraser McDonald BSc Hons

Calvin Molinari BSc (Hons) MRICS

fraser.mcdonald@shepherd.co.uk

c.molinari@shepherd.co.uk

| 0141 331 2807 – 07551 173 132

| 0141 331 2807 – 07920 824 408





Description

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DESCRIPTION

The property comprise of a mid-terraced, ground floor retail unit, forming part of a larger 3 storey premises with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access as well as a prominent glazed frontage via Waterside Street.

Internally, the property provides an open plan retail unit towards the front of the premises with 2 separate rooms towards the rear of the premise. Internally, the subjects are presented in white box condition. The unit benefits from a high degree of natural light from a recently replaced glazed window.

Staff welfare facilities and an ancillary storage area are situated towards the rear of the unit.

ACCOMMODATION

	SQM	SQFT
Ground Floor	60.84	655
TOTAL	60.84	655

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

44 WATERSIDE STREET, STRATHAVEN, ML10 6AW



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indicative purposes only.**



The Detail

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RENTAL

Our client is inviting rental offers in excess of £12,000 per annum on the basis of a fully repairing an insuring lease.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £6,100. As such, the subjects may be eligible for 100% rates relief under The Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Fraser McDonald

fraser.mcdonald@shepherd.co.uk

M: 07551 173 132



Calvin Molinari

c.molinari@shepherd.co.uk

M: 07920 824 408

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

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

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