

**To Let / May Sell – Industrial Trade Counter /
Warehouse 5,881 sq ft**

110 Glasgow Road, Rutherglen G73 1SU



- Fully refurbished.
- Prominent roadside location fronting onto Glasgow Road.
- Min eaves of 5.50 metres.
- Trade counter / office area.

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Accommodation	Sq ft	Sq m
Warehouse / office grd floor	5,018	466
Mezzanine	863	80
Total	5,881	546



Description

Salient points of the prominent roadside property include:

- Steel frame industrial building with brick elevations and profile metal cladding under a pitched roof.
- Minimum eaves height of 5.50m.
- 6 Parking spaces to the front.
- 1 Vehicle access door and 1 customer access door to the front elevation.
- Additional communal parking to the side (also used by the first-floor occupier).
- Ancillary office and trade counter areas internally.
- Mezzanine floor installed.

Location

Rutherglen is located within the South Lanarkshire local authority area, 3 miles south of Glasgow City Centre. The property sits in a prominent position on the busy arterial route of Glasgow Road and close to junction 1A of the M74 motorway. Rutherglen train station is 1 mile from the property and regular bus services run along Glasgow Road. The area is a prevalent Trade Counter area with Crown Paints, Jewson, Topps Tiles, Arnold Clark, J&W Carpets & Halfords all represented nearby. .

Terms

The property is available to lease on Full Repairing and Insuring terms at a rental of £54,500 per annum plus VAT.

For full details and quoting terms to purchase, please contact the joint marketing agents.

Business Rates

The Rateable Value for the property is £25,000. Rates payable for the current financial year is £12,025 per annum.

Interested parties should make their own enquires in this regard.

VAT

All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

Legal Costs

Each party will be responsible for paying their own legal costs incurred as a result of this transaction.

EPC

An EPC is available on request.



For more information or to arrange a viewing, please contact the joint marketing agents:

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