

# UNIT 2 CAMBUSLANG GATE

## 43 Main Street Glasgow G72 7HB

# FOR SALE / TO LET

- Class 3 consent with gas supply
- Busy Main Street location
- 165 free car parking spaces



ON THE INSTRUCTIONS OF  
**LCP**

Neighbouring occupiers include



**farmfoods**

**Nisa**  
Making a Difference Locally

**énergie  
fitness**

**SUBWAY**



# UNIT 2 CAMBUSLANG GATE

## 43 Main Street Glasgow G72 7HB

### LOCATION

Cambuslang is approximately 5 miles south east of Glasgow City Centre. It has a resident population of over 22,000 and an estimated catchment of 300,000 within a fifteen-minute drive time.

Cambuslang Gate is a major mixed commercial and residential development on the principle retail pitch of Main Street. 42,000 sq ft of the scheme is occupied by South Lanarkshire Council for office and civic uses including a health centre, registry, library and job centre. The development benefits from 165 free car parking spaces.

The parade has a very strong line up of retail and leisure occupiers. Boots, Subway, Dominos, Farmfoods, Sun Shack and Energie Gym have been joined by Nisa Supermarkets, Liber8, Fine Catch traditional fish & chips and Hemmings Homes.

### DESCRIPTION

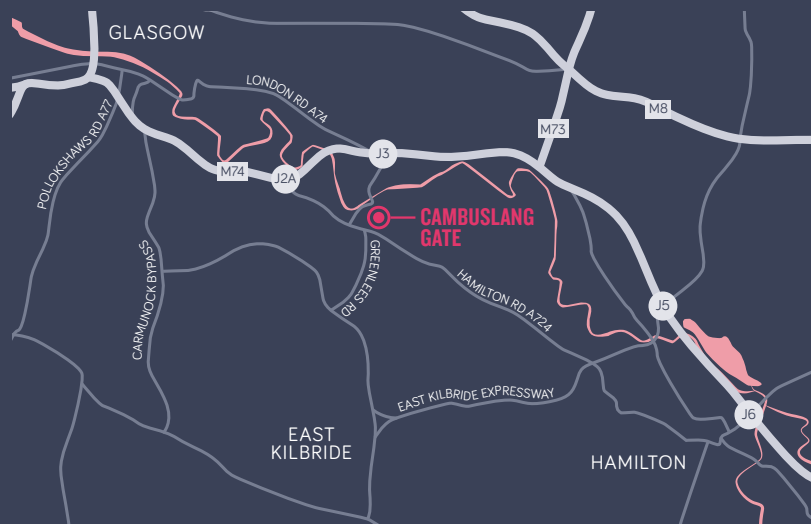
The premises are well laid out with a good base-fit and are arranged over ground floor only. The unit benefits from Class 3 consent and a gas supply.

NIA	Sq Ft	Sq M
Ground	1,775	165

### TERMS

The premises are offered for sale and offers in excess of £180,000 (+ VAT) are sought.

Alternatively, offers to lease the premises are invited. Rental offers in excess of £20,000 per annum exclusive are sought.



### SERVICE CHARGE AND INSURANCE

The current service charge is £2,120pa (+ VAT) and buildings insurance £495pa (+ VAT).

### RATES

The premises are listed on the valuation roll with a NAV of £31,900 and rates payable in 2021/22 of £15,632 (www.saa.gov.uk). Interested parties are advised to verify this information.

### VAT

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

### FURTHER INFORMATION AND VIEWING

For further details and viewing arrangements, please contact the joint letting agents:

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