

# UNIT 7B CAMBUSLANG GATE 33 Main Street, Cambuslang G72 7EX

## FOR SALE / TO LET

- Class 2 unit with Class 1/Class 3 potential
- Prominent corner position next to Boots and Council offices
- 165 free car parking spaces

Neighbouring occupiers include



*William* **HILL**

énergie  
Fitness



**SUBWAY**

**farmfoods**



ON THE INSTRUCTIONS OF  
**LCP**

# UNIT 7B CAMBUSLANG GATE

## 33 Main Street, Cambuslang G72 7EX

### 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.

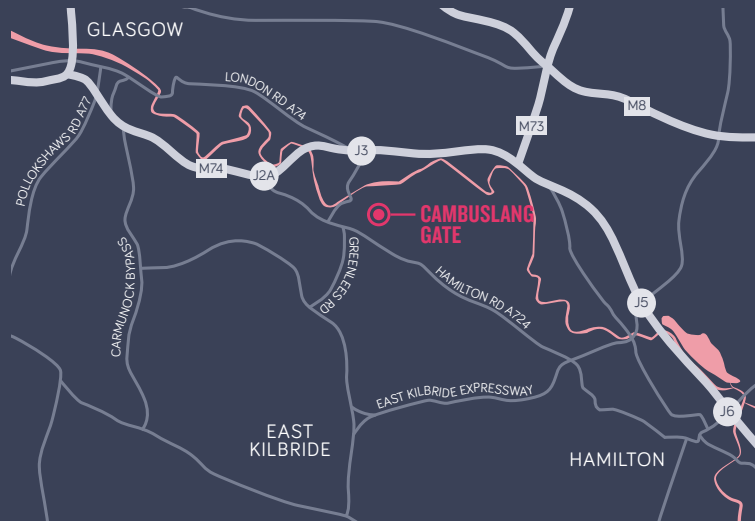
Cambuslang Gate is a major mixed commercial and residential development on the principle retail pitch of Main Street. 42,000 sq ft of the scheme is occupied by South Lanarkshire Council for office and civic uses including a health centre, registry, library and job centre. The development benefits from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

Established retail occupiers include Boots, Subway, William Hill and Farmfoods who have been joined by new arrivals, Domino's, Sun Shack and Energie Fitness.

### DESCRIPTION

The premises comprise a prominent corner unit with extensive return glazed frontage suitable for a variety of Class 1, 2 and 3 uses. The premises will be cleared of the previous occupier's fittings and put in a 'white box' condition, prior to occupation. The premises are arranged over one floor as follows:

NIA	Sq Ft	Sq M
Ground	1,088	101



### TERMS

The premises are offered for sale with details of price on application.

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

### RATES

The premises are listed on the valuation roll with a NAV of £20,250 and rates payable in 2019/2020 of £9,923 ([www.saa.gov.uk](http://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.

### SERVICE CHARGE

The current service charge for the unit is £1,388.54 pa.

### FURTHER INFORMATION AND VIEWING

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



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