

Trade Counter / Industrial Unit

110 Glasgow Road, Rutherglen

Colliers

TO LET/
MAY SELL



**** REFURBISHMENT SOON TO COMMENCE ****

- Prominent roadside location
- 5,881 sq ft (546 sq m)
- Located on the busy main arterial route of Glasgow Road
- 1 Mile east of Junction 1A of the M74 motorway
- 5.50 Metre clear eaves height
- 6 Dedicated parking spaces to the front, additional parking to the side

110 Glasgow Road
Rutherglen
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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.

Description

Salient points of the prominent roadside property include:

- Steel frame industrial building with brick elevations and profile metal cladding under a pitched cement asbestos roof.
- Warehouse section has a 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.

Accommodation

Warehouse/Office	5,018 sq ft
Mezzanine	863 sq ft
Total Gross Internal Area	5,881 sq ft (546 sq m)

Rates

The Rateable Value for the property is £20,000. Rates payable for the current financial year is £9,960 per annum.

Terms

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

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

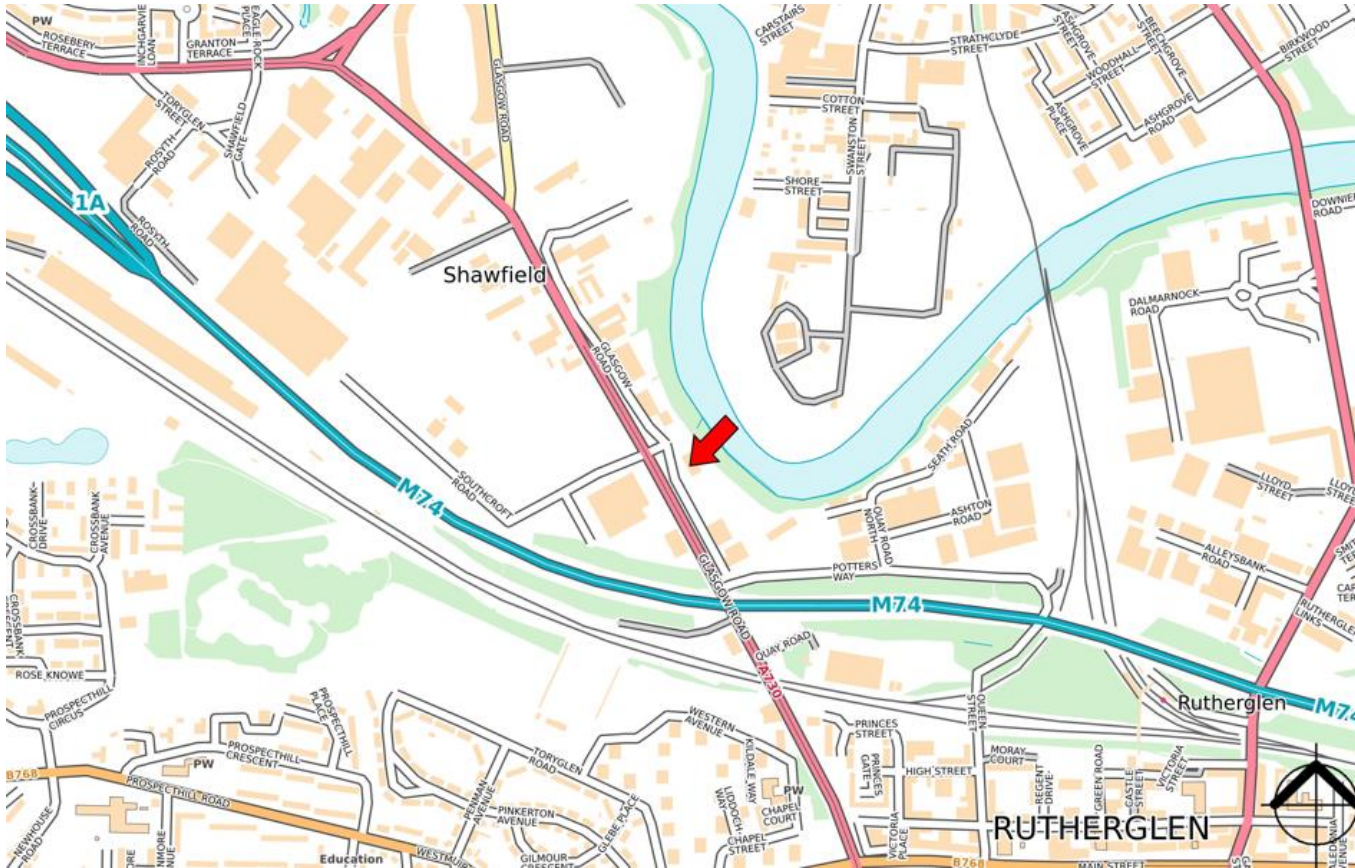
VAT

All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

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Viewing / Further Information

For further information or to arrange a viewing please contact:



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