



## FOR SALE RETAIL INVESTMENT

53 QUEEN STREET, RUTHERGLEN, GLASGOW, G73 1JP

### LOCATION:

Rutherglen is situated within the South Lanarkshire Local Authority Region just 5 miles south-east of Glasgow with a population of approximately 35,000 persons.

The town benefits from a large surrounding catchment of several prosperous communities including Burnside, Carmunnock and Kings Park. The subject property is situated on the west side of Queen Street at its junction with High Street and a short distance north of Main Street.

Convenient access to public transport links are provided with various bus services operating on Main Street whilst Rutherglen Train Station is a 5 minute walk east.

On-street parking is provided. Neighbouring occupiers include Co-Op Funeral, William Hill, CCTV Ltd, L&S Hair Studio.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

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**DESCRIPTION:**

Ground floor corner retail premises forming part of a larger tenement building.

Internally the subjects are very well fitted with front open-plan space with reception.

There is a treatment / beauty room to the rear complete with a WC.

**ACCOMMODATION:**

NIA 43.77 sq m / 471 sq ft

**LEASE TERMS:**

The subjects are let on FRI terms to a private individual on a year to year rolling lease from July 2022 at a passing rent of £5,640 per annum. The rent is subject to annual upwards only open-market reviews.

The tenant operates a successful aesthetics and beauty business.

**ENERGY RATING:**

Awaiting EPC

**ASKING PRICE:**

Offers over £55,000 are invited for our clients heritable interest which reflects a NIY of 10.07% after purchasers costs.

No VAT.

**VIEWING:**

STRICTLY by appointment through the joint selling agents.

Agency Department

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