



TO LET – RETAIL / OFFICE SPACE

15A MONTGOMERY STREET, EAST KILBRIDE, VILLAGE, G74 4BC

LOCATION:

East Kilbride is Scotland's most successful new town with a population of over 80,000 people and catchment population of over 1.7M people and is situated just 9 miles south of Glasgow.

The subject are situated within the heart of East Kilbride Village, a popular and well-established retail / leisure hub home to a number of popular independent businesses.

Access to the property is via a large public car park off Montgomery place.

East Kilbride Railway Station is a 5-minute walk away whilst various bus services operate in the immediate vicinity.

Nearby occupiers include Freckles Beauty Salon, Nailcraft, Little Lux, DTA Architects, Village Barbers, Rosie Fee Podiatry.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Attractive retail / office premises.
Internally provides well-presented space over ground and first floor.
The ground floor provides reception and partitioned room that can be opened up if required.
A single staircase provides access to the first floor where a further workspace is provided.
Shared WC's and tea-prep facilities are provided.

ACCOMODATION:

NIA	sq m	sq ft
Ground Floor	20.81	224
First Floor	20.81	224
Total	41.62	448

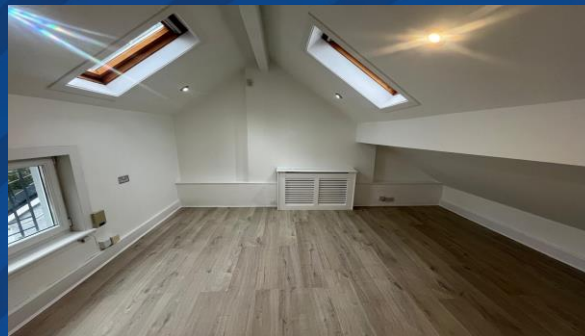
RATEABLE VALUE:

£9,300

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY RATING:

Available on request.



ASKING TERMS:

The subjects are available by way of a new FRI lease at an all inclusive rent of £800 PCM.

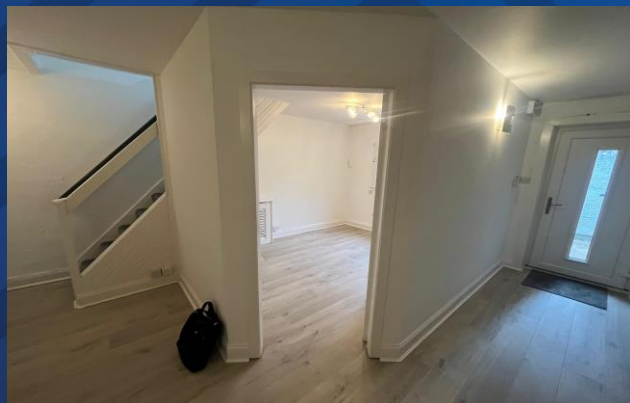
VIEWING:

STRICTLY by appointment via the joint selling agents

Agency Department Gregor Brown

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