

CAMBUSLANG GATE

MAIN STREET, GLASGOW G72 7HB

ON THE INSTRUCTIONS OF

LCP

**SHOP UNITS WITH CLASS 3 CONSENT
AND GAS SUPPLY
AVAILABLE FOR SALE OR TO LET**



JOIN OUR LINEUP:



farmfoods



**énergie
fitness**

SUBWAY



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, The Beacon, Fine Catch traditional fish & chips and Hemmings Homes.

AVAILABLE NOW

Unit	Ground Floor	Rateable Value	Annual Rates Payable	Service Charge (Per Annum)	Quoting Rent (Per Annum)	Sale price
2	1,775 sq ft (165 sq m)	£31,900	£15,632	£2,680	£17,500	£180,000
3	1,786 sq ft (166 sq m)	£28,500	£13,965	£2,712	£17,500	£180,000



TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length or for sale.

VAT

All figures are quoted exclusive of VAT.

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:



Frank Montgomery
07426 519 951
frank@frank-realestate.com



Donald Syme
0141 285 7945
donald@symeproperty.co.uk

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of publication February 2022.