

LINDSAYFIELD RETAIL PARADE
Lindsayfield Road, East Kilbride G75 9DE

**** Last Remaining Retail Unit - To Let ****



- NIA : 1,001 sqft (93 sq m)
- Occupiers include Marini's, Tony 2 Go, Vets4Pets, Barnardos and a dental practice
- New build development adjacent to Morrisons and the Hungry Horse Restaurant

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LOCATION

East Kilbride has Scotland's fifth largest population (75,000) and is the administrative hub of South Lanarkshire. East Kilbride is located 9 miles south-east of Glasgow.

The site is situated at the junction of Greenhills Road and Lindsayfield Road, adjacent to Morrisons food store and petrol filling station. The immediate area represents a strong residential catchment with the town centre situated approximately 2 miles to the north.

Greene King has recently opened a brand new Hungry Horse restaurant premises on the site with over 100 shared car parking spaces serving the whole development. Other occupiers within the parade include a dental practice, Vets4Pets, Tony to Go, Marini's and Barnardos.

DESCRIPTION

The subjects comprise a ground floor retail unit located within a new build single storey parade of 6 units.

Internally the subjects are developed to shell condition and an ingoing tenant will be responsible for fit-out.

ACCOMMODATION

The subjects have the following approximately area :-

Unit B	1,001 sq ft	(93 sq m)
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LEASE

The subjects are available on the basis of a new Full Repairing and Insuring lease for a minimum period of 10 years incorporating 5 yearly upwards only rent reviews to open market value.

RENTAL

£22,000 per annum exclusive.

RATING

To be assessed upon completion.

SERVICE CHARGE

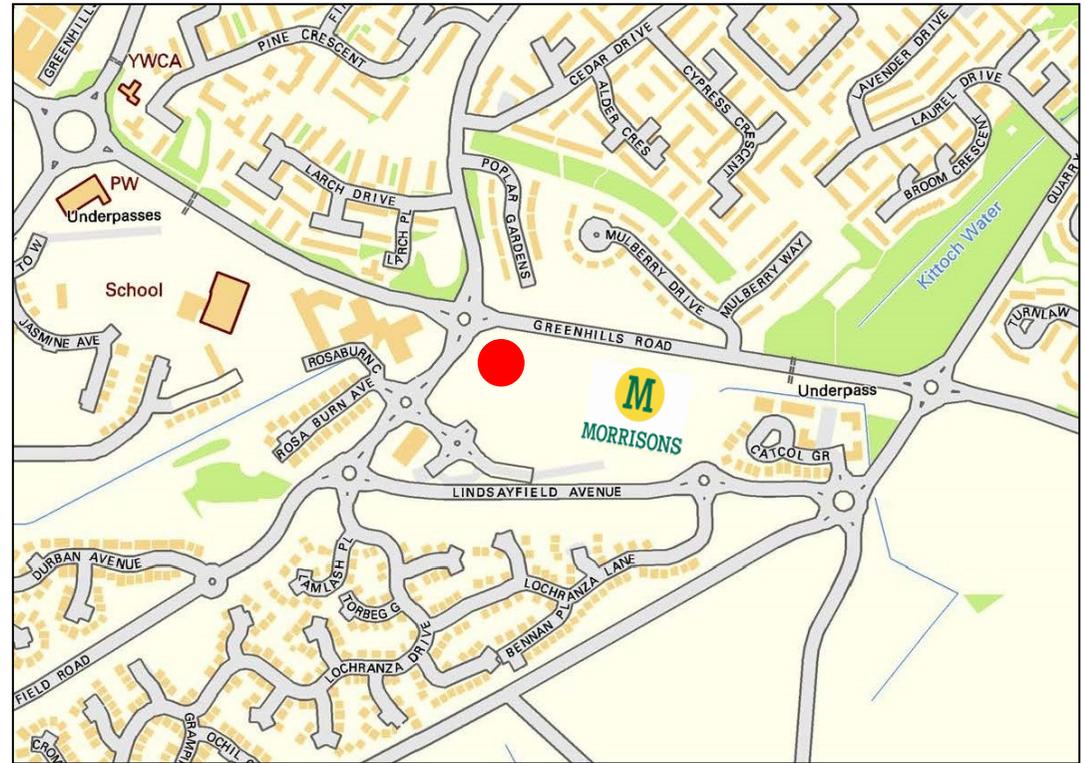
A proportion of the service charge will be payable to cover common lighting, landscaping maintenance, car park gritting, etc. Further details upon request.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

PLANNING

The subjects have consent for Class 1 (Retail).



LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VALUE ADDED TAX

All prices, premiums and rents are quoted exclusive of Value Added Tax (VAT) and will be charged at the prevailing rate.

FURTHER INFORMATION / VIEWING

For further information, please contact the joint letting agents.



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LINDSAYFIELD ROAD



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