



Retail Premises with Class 2 (Office) Consent

244 Stonelaw Road, Burnside, Glasgow G73 3SA

- **Well presented shop / office**
- **Popular residential suburb**
- **Excellent mix of local & national retailers**
- **No VAT on rent**
- **Qualifies for 100% rates relief**
- **Rent - £12,500 pa**
- **Benefits from Class 2 (Office) consent**
- **727 sq ft (67.53 sq m)**

Location

The subjects are located on the west side of Stonelaw Road, occupying a prominent retailing position close to the junction with Highburgh Drive, within the Burnside area which lies in the town of Rutherglen.

Burnside is a desirable residential location and Stonelaw Road is the main focus of retail activity in the area and a range of national retailers sit among a number of boutiques and independent retailers. Surrounding occupiers include Bonito Boutique, Matthews Barbers, Stems of Burnside, Kebella Beauty, Café Gelato, Tesco and Greggs.

Burnside benefits from excellent road connectivity with Junction 2 of the M74 located under 2 miles away. The M74 acts as the main route between Glasgow and the south, it also links with various major road networks throughout Scotland. The subjects further benefit from excellent public transport facilities with Burnside train station within a short walk.



Description

The property comprises a ground floor and basement shop within a 3 storey red sandstone tenement. The premises benefit from a modern shopfront with excellent signage opportunities. Internally the premises are arranged with a front retail / display area with a office area to the rear. At the back of the shop there is a tea prep and WC with a trap door providing access to the basement store. The premises are well presented with laminate flooring throughout, redecorated plaster walls, glass partitioning to form the office and a suspended ceiling with LED lights. There is gas central heating.



Floor Area

Ground Floor: 369 sq ft (34.30 sq m)

Basement: 358 sq ft (33.23 sq m)

Total: 727 sq ft (67.53 sq m)

Rent / Terms

The premises are available by way of an assignation of a Full Repairing and Insuring lease that expires 30th April 2032. The rent is £12,500 per annum.

Business Rates

RV: £10,800

Payable: c. £5,300

The premises qualify for 100% Rates Relief under the Small Business Bonus Scheme. For further information contact the Director of Finance at South Lanarkshire Council.

Common Charges

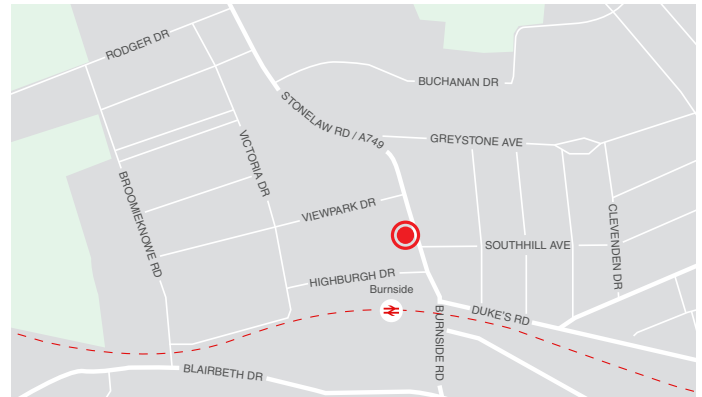
The tenant shall meet the premises share of the common / factoring charges payable for the maintenance of the common parts, together with the buildings insurance premium.

Legal Costs

Each party to bear their own legal costs and outlays including VAT incurred.

Energy Performance Certificate

Available upon request.



VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

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Important Notice: 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, October 2022.