



TO LET



FIRST FLOOR COMMERCIAL SPACE

10 Righead Gate
Town Centre
East Kilbride, G74 1LS

- 1,064 sq. ft. (98.9 sq. m.)
- Available for early occupation
- First floor unit suitable for office, studio, shop, leisure or therapy use
- Dedicated WCs and small kitchen area





[Click map to go to view on Google Maps](#)

LOCATION

East Kilbride is located approximately 10 miles south east of Glasgow city centre and enjoys good road and public transport links. Righead Gate is a short walk from the Bus Station, with East Kilbride Railway Station only a ½ mile away and almost 3,000 car parking spaces available within three multi-storey car parks at Centre West, Plaza and Olympia.

Righead Gate is located directly facing the secondary access points to Marks & Spencer and the Plaza Shopping Centre. Princes Square mall is immediately adjacent as is the three star Bruce Hotel.

DESCRIPTION

The property is located on the first floor of Edinburgh House and is provided in shell condition with fluorescent lighting, electric panel heating radiators, carpeted floor and painted walls ready for a new tenant's fit-out. The unit was previously a hair salon but would suit a variety of uses.

ACCOMMODATION

We have measured the property to have a net internal area of approximately 1,064 sq. ft. (98.9 sq. m.)

AVAILABILITY

The property is available to lease on full repairing and insuring terms, for a period to be agreed and with the rent payable quarterly in advance by direct debit.

RENT

The annual rent will be £10,500 + VAT

SERVICE CHARGE

A service charge is applicable and will be around £2,800 + VAT per annum, payable quarterly in advance.

LOCAL AUTHORITY RATES

The property's ratable value is £10,100 and the uniform business rate for 2021/22 is £0.49. Payment of rates is a tenant's responsibility, however, as a result of the Small Business Bonus Scheme (SBBS), this property is eligible for rates relief.

Water and sewerage rates are excluded from the SBBS and will be payable.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

LEGAL COSTS

Each party will meet their own legal costs with the ingoing tenant responsible for Registration Fees.

DATE OF ENTRY

Upon conclusion of lease agreement. Quick entry dates can be accommodated.

VAT

All rent and outgoings are subject to VAT.

VIEWING

For viewings or further information, please contact:

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