



## TO LET – RETAIL / OFFICE SPACE

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

### 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 is 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](http://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

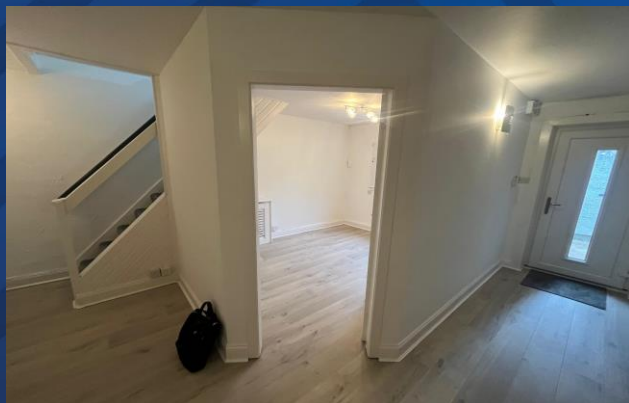
## RATEABLE VALUE:

£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

01698 891 400  
[info@wbcsc.co.uk](mailto:info@wbcsc.co.uk)

0141 212 0059  
[gb@gmbrown.co.uk](mailto:gb@gmbrown.co.uk)



REF: R633 Prepared June 2024

## NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.