

4A CULLEN ROAD, EAST KILBRIDE, GLASGOW, G75 0ET



RARELY AVAILABLE LOCATION



- Freehold Unit
- Stand Alone
- 1,173sq ft
- Hot Food Potential
- Rent: £15,000p.a.

LOCATION

The property is situated on the south side of Cullen Road close to its junction with Murray Road within East Kilbride.

East Kilbride is situated in the periphery in the west of Scotland conurbation, approximately ten miles southeast of Glasgow city centre. The town has excellent road links being located approximately four miles east of Junction 5 of the M74 motorway, which leads south to the M6 and north to the M73 and the M8, Edinburgh to Glasgow link. A secondary dual carriageway access to Glasgow is provided via the A749. The town is located approximately 13 miles from Glasgow International to the west and 35 miles from Glasgow Prestwick to the south.

East Kilbride is Scotland's sixth largest town with a population of 7,474 persons (2020 estimate) and is the administrative centre for the South Lanarkshire area. The South Lanarkshire council area, cover a land mass of some 1,772 sq km and has a population of 320,800 (2020 estimate). Approximately 50 years ago East Kilbride was a small village before attracting new town status and the town now boasts some four shopping centres and outstanding leisure and entertainment facilities.

The town is a popular commuting location for the west of Scotland conurbation, this being assisted by the excellent road links, rail links and social and retail infrastructure. Neighbouring occupiers include Murray Square retailing centre along with densely populated residential in the immediate locale.

PROPERTY

The property comprises a stand alone commercial development of single storey flat roofed construction overlaid in a flat roof.

The demise offers parking to the front give its recessed position from the roadside with single frontage secured by an aluminium roller shutter.

Internally the space is presented in an open plan layout with floors overlaid in linoleum tile and carpet with partitions erected to the rear to offer customer w.c. facilities, staff room and w.c. Lighting is provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling.

The property would lend itself to a variety of uses, more obviously a hot food outlet given its position and construction.

AREA

108.94sqm (1,173sq ft)

NAV/RV

£16,700





RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £15,000p.a.

V.A.T.

Figures quoted exclusive of V.A.T.

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TITLE

Available on request

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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