



## FOR SALE – BUSINESS CENTRE INVESTMENT OPPORTUNITY

OAKFIELD HOUSE, 31 MAIN STREET, EAST KILBRIDE VILLAGE, GLASGOW, G74 4JU

- Comprises 12 office suites totaling 2,440 SQ FT
- 4 out of 12 offices currently let producing a rent of £17,760 per annum
- Excellent asset management potential
- Offers over £260,000 invited, no VAT

## LOCATION

The subjects are located within the popular East Kilbride Village approximately 10 miles south of Glasgow City Centre.

More specifically the subjects are situated on the west side of Main Street just north of its junction with Kittoch Street.

East Kilbride Railway Station is 5-minute walk west whilst regular bus services operate on Main Street itself.

There is a large public car park next to the subjects as well as on-street parking the immediate surrounding street.

Neighbouring occupiers include the Co-op, Zucca Italian Restaurant, Village Music, The Rainbow Room, Dolce Vita Italian Restaurant,

## DESCRIPTION

Well-presented Business Centre comprising 12 x office suite within an attractive blonde sandstone building.

Secure door entry system at street level where a single staircase provides access to the upper floors.

The suites are arranged over 1<sup>st</sup> and 2<sup>nd</sup> floors and are capable of being combined to satisfy larger requirements if required.

Male & Female WC's along with kitchen tea-prep are found on the 2<sup>nd</sup> floor.

LED lighting and gas central heating provided.

Sub-meters are in place for all the offices

## ACCOMMODATION

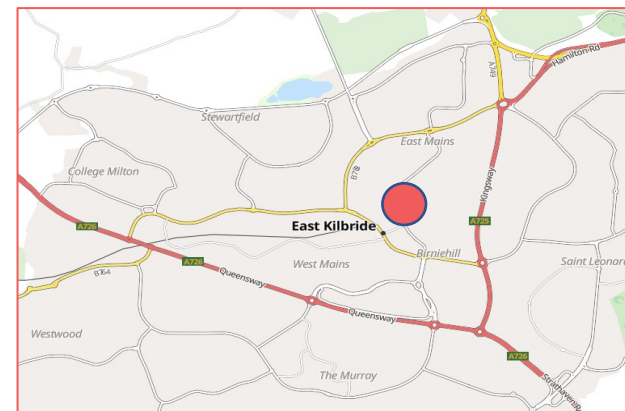
	SQ FT
Room 1	127
Room 2 & 3	265
Room 4	232
Room 5	178
Room 6 & 7	218
Room 9	192
Room 10 & 11	360
Room 12	206
Room 13	165
Room 14	169
Room 15	159
Room 16	169
<b>TOTAL</b>	<b>2,440</b>

The suites can be combined to satisfy larger requirements if required

## TENANCY INFORMATION

4 of the 12 offices are currently let on rolling three monthly license agreements. Further information available on request.

The current passing rent is £17,760 per annum inclusive of heating costs.



## VAT

No VAT is payable on the purchase price.

## EPC

Available on request.

## ASKING TERMS

Offers over **£260,000** are invited for our clients heritable interest with the benefit of the existing licenses in place.

## VIEWING & FURTHER INFORMATION

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