

259 NEW EDINBURGH ROAD, UDDINGSTON
VACANT RETAIL UNIT WITH OFF SALES LICENCE

PROPERTY FOR SALE



LOCATION

The subjects are situated on the North side of New Edinburgh Road. It is on a main thoroughfare which provides direct access to the A725 and subsequently to the wider national motorway network.

DESCRIPTION

The subjects comprise of a single storey building. The front section of the property has a large double window glazed frontage protected externally by roller shutters. Internally the front area of the property provides a large open retail sales area and access to what can be used as a store but what was a counter for the post office . Toilet facilities are to the rear.

ACCOMMODATION

The approximate net area is :- 61 sq.m (650 sq.ft)

LEASE

A new full repairing and insuring lease is available for a period to be negotiated incorporating periodic rent reviews.

PRICE

Property for sale £69,995 or may let.

RATES

We have been verbally advised by the Assessors' Department that the subjects are entered in the current Valuation Roll at Rateable Value £3,750 (Rate Poundage 05/06 £0.461)

Given that the property has a rateable value of less than £11500 it may be eligible to benefit from Small Business Rates Relief. Details regarding this can be obtained from the Director of Finance at North Lanarkshire Council.

LEGAL COSTS

In the usual manner, the ingoing tenant will be responsible for all proper legal costs incurred in connection with the transaction.

V.A.T.

All figures quoted are exclusive of VAT.

VIEWING

Strictly by appointment.

OFFERS

All intimations of interest and offers in Scottish legal terms should be submitted to Rite Property

WE GIVE NOTICE THAT (i) the particulars are set as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) photographs are reproduced for general information and it must not be inferred that any item is included for lease. (iv) No person in the employment of Rite Property has the authority to make or give any representation or warranty in relation to the property.

RITE **PROPERTY**

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