

# SHOP FOR LEASE

**STATION ROAD, SHOTTS**



## LOCATION

The subjects are situated on the West side of Station Road, a short distance from the junction with Shottskirk Road. Station Road is one of the main secondary retail pitches for the town of Shotts, with nearby occupiers including Ladbrokes, Hairdressers and Chinese hot food takeaway.

## DESCRIPTION

The subjects comprise of a single storey building mid terrace retail unit. The property is of traditional construction, surmounted by a pitched and slated roof with attic area. The shopfront is of timber glazed and externally protected by roller shutters. The retail area has a tiled floor, plaster finished and painted walls and ceilings with surface mounted lighting. There is a toilet with wash hand basin to the rear and a timber staircase leading to the attic floor.

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## ACCOMMODATION

The approximate net area is :-	Ground Floor	32.40 sq.m (349 sq.ft)
	Attic Floor	19.70 sq m (219 sq.ft)

## LEASE

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

## PRICE

Rental offers over £5,200 per annum are invited.

## RATES

We have been verbally advised by the Assessors' Department that the subjects are entered in the current Valuation Roll at Rateable Value £4,350

We would advise that a new owner or occupier has the automatic right of appeal against this assessment.

## 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

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