



OCCASIONSPOT

PARTY & EVENT SUPPLIES STORE

WHOLESALE & RETAIL

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www.occasionspot.co.uk

ITEMS WE HAVE IN STORE:
Partyware, Balloons, Flowers,
Gift wrapping, Fancy Dress,
Backdrops, Greeting Cards,
Cake Decor, Event Decoration,
Event Hire and Setup

EVENTS WE COVER:
Birthday, Engagement,
Hen Party, Wedding, Graduation,
Anniversary, Christening,
Communion, Baby Shower,
Corporate Events, Retirement

TO LET

**PRIME RETAIL
UNIT WITH
ADJACENT
PARKING**

ON THE INSTRUCTIONS OF

LCP

**UNIT 3
41 MAIN STREET
CAMBUSLANG
G72 7HB**

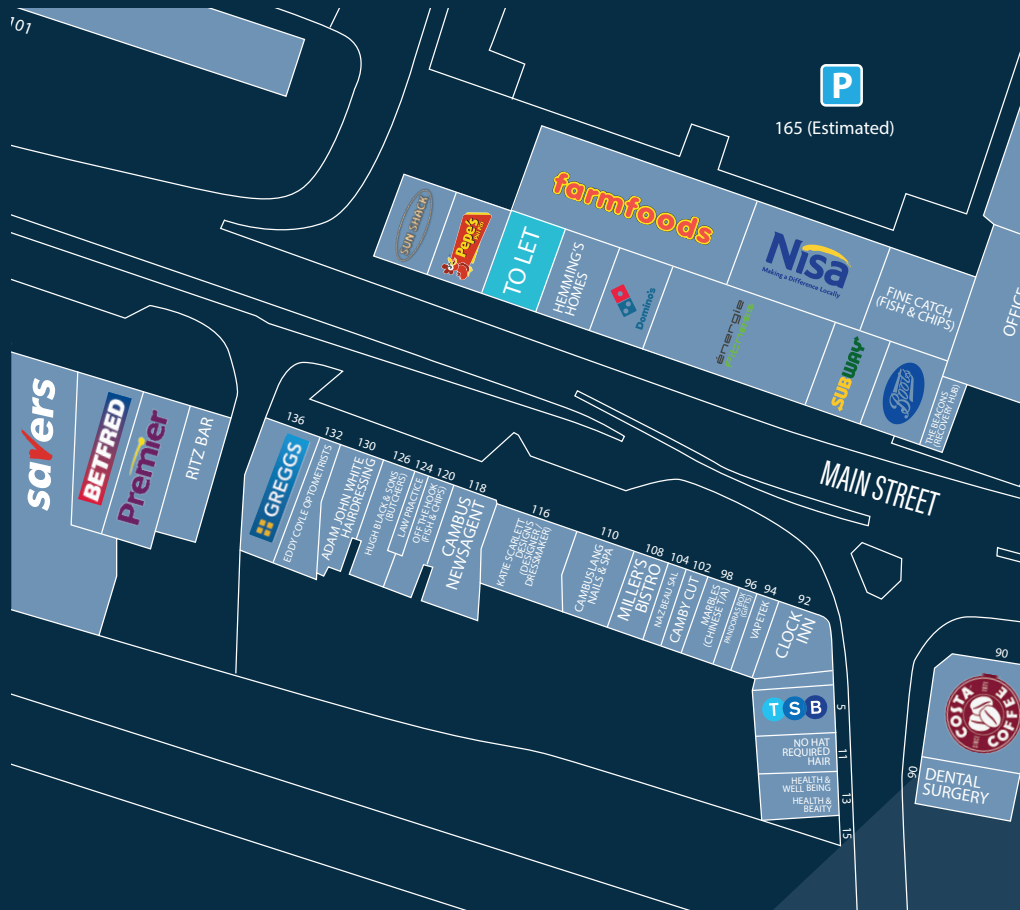
UNIT 3 41 MAIN STREET CAMBUSLANG G72 7HB

LOCATION

Cambuslang is approximately 5 miles south east of Glasgow City Centre. It has a resident population of over 22,000 and an estimated catchment of 300,000 within a fifteen-minute drive time.

The property is located within Cambuslang Gate which is a major mixed commercial and residential development on the principle retail pitch of Main Street. 42,000 sq ft of the scheme is occupied by South Lanarkshire Council for office and civic uses including a health centre, registry, library and job centre. The development benefits from 165 free car parking spaces.

Surrounding occupiers include **Boots**, **Domino's**, **Pepe's Piri Piri** and **Subway**.



ACCOMMODATION

The premises comprise a ground floor only retail unit extending to the following approximate area:

Unit 3, 41 High Street, Cambuslang		
Ground Floor	165.9 sq m	1,786 sq ft
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RENT

Rental offers in excess of **£17,500 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£2,204 per annum exclusive**.

RATING

The rateable value of the property is as follows:

Rateable Value £21,750
Commercial Rate Pounding £0.498

(exclusive of water and sewerage rates)

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

EPC

A copy of the EPC will be made available as required.

VAT

All figures are quoted exclusive of VAT.

USE

Class 1A (Retail).

TERMS

Subject to Vacant Possession, the subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the sole agent:

**Reith
Lambert**
Commercial Property Advisers

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