

TO LET/MAY SELL

**Prominent Class 1A Corner
Unit**

NIA: 211.28 SQM (2,277 SQFT)

**Situated on Cambuslang's Main
Retailing Thoroughfare**

**Suitable For A Variety Of Uses
(Subject To Planning)**

High Levels of Passing Football

Rent: OIEO: £30,000 per annum

**Sale Price: Offers In Excess of
£250,000**



[CLICK HERE FOR LOCATION!](#)



90 MAIN STREET, CAMBUSLANG, G72 7NW

CONTACT:

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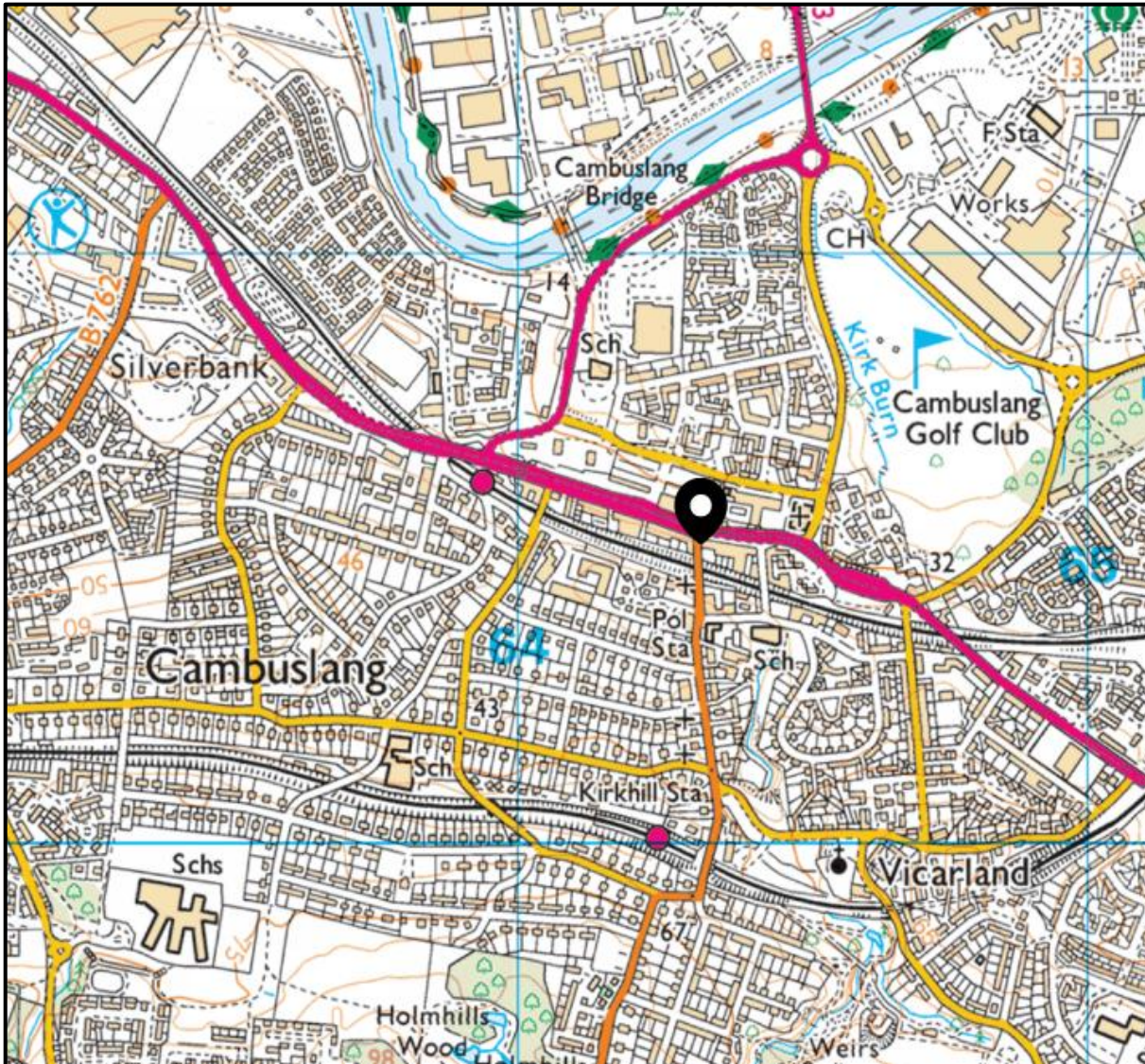
**| 0141 331 2807 – 07720 466035
| 0141 331 2807 – 07551 173132**





Location

90 MAIN STREET, CAMBUSLANG, G72 7NW



The subjects are situated in Cambuslang, located approximately 8 miles from Glasgow City Centre and held within the South Lanarkshire Council District.

Cambuslang benefits from strong transport links with Junction 2A of the M74 motorway located within close proximity, providing access to Glasgow City Centre and Scotland's wider motorway network. Cambuslang Train Station is located approximately 0.3 mile from the subjects, offering frequent services to Glasgow Central Station.

More specifically, the subjects occupy a prominent pitch on the corner of Main Street, Cambuslang's main retailing thoroughfare, and Greenlees Road. Main Street has benefitted from major redevelopment, with Ogilvie Homes developing a new mixed-use scheme to include residential dwellings, retail premise and local offices. The surrounding area consists of a blend between residential and commercial operators including Subway, Boots and Dominos.



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Description

90 MAIN STREET, CAMBUSLANG, G72 7NW



The subjects comprise a prominent corner unit spanning across ground and first floor, forming part of a larger three storey building. The subjects benefit from a dedicated pedestrian entrance point via Main Street.

Internally, the premises are presented to a high standard benefitting from the existing tenant's fit out as a Coffee Shop. The front of the unit features an open plan sale area benefitting from a combination of wooden and tiled floor coverings and a painted ceiling with spotlights incorporated throughout.

The property also benefits from a first floor which can be accessed via an internal stairwell, offering ample storage space, a kitchen/prep area for staff and dedicated W/C facilities.

ACCOMMODATION

	SQM	SQFT
Ground Floor	179.97	1,937
First Floor	31.61	340
Total	211.28	2,277

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENTAL PRICE

Our client is seeking offers in excess of £30,000 per annum on the basis of full repairing and insuring lease terms.

SALE PRICE

Our client is seeking offers in excess of £250,000 for their heritable interest in the subject property.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant/purchaser to satisfy themselves in this respect.

VAT

There shall be VAT applicable to the acquisition of this property.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £20,750. The rate poundage for 2026/27 is 48.1p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant/purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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