

FOR SALE

Retail Investment Opportunity

NIA:- 94.49 SQM (1,017 SQFT)

Modern Retail Premise

Situated on Cambuslang's Main Retailing Throughfare

Currently Let to CCHG Ltd t/a VPZ

Current passing rent of £17,000 per annum until Nov 2027

No VAT Applicable

Sale Price: Offers In Excess of £190,000 (8.95% NIY)



[CLICK HERE FOR A VIRTUAL TOUR!](#)



Boundary lines are for indicative purposes only

174 MAIN STREET, CAMBUSLANG, G72 7EN

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

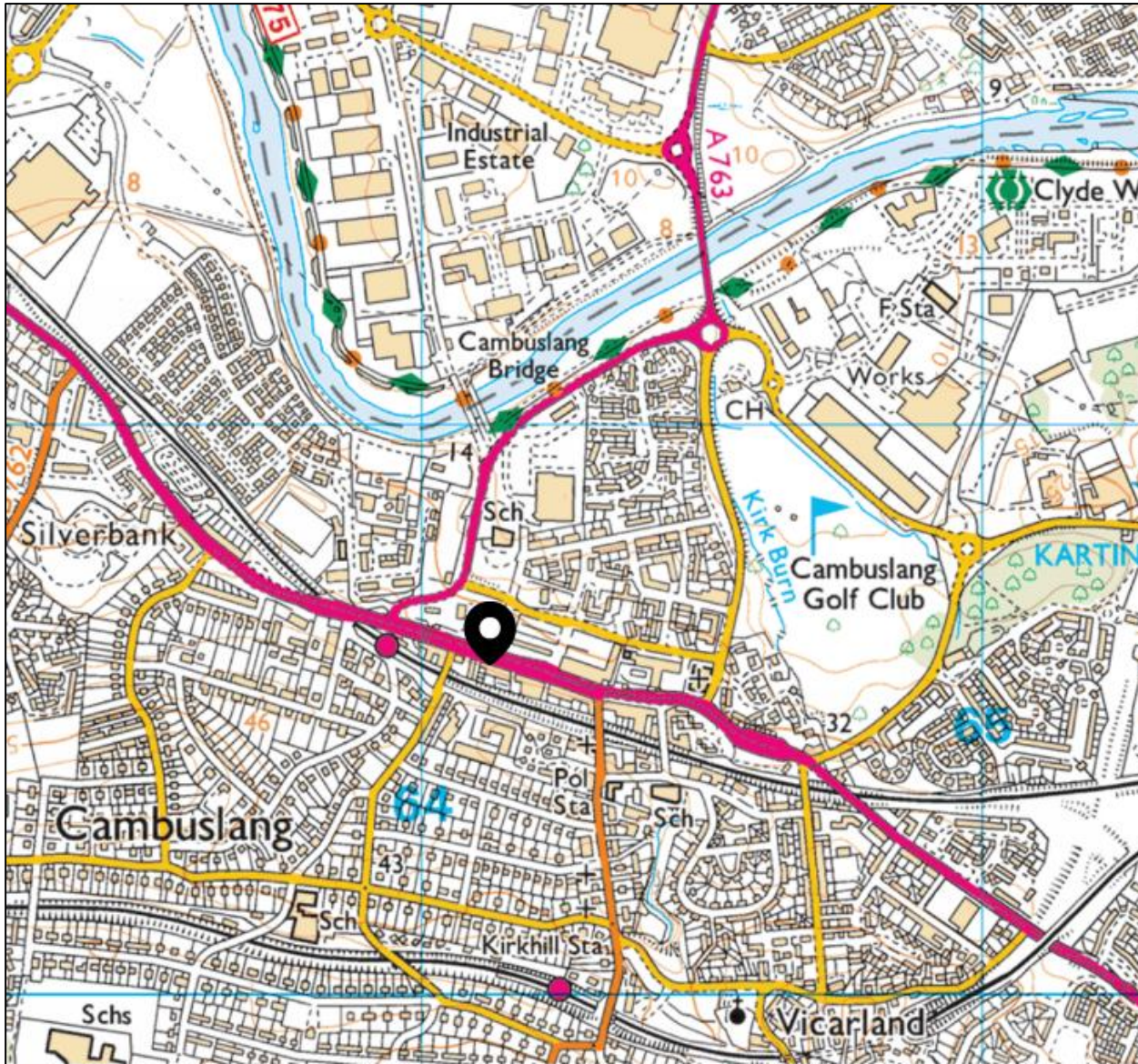
| 0141 331 2807 – 07920 824 408
| 0141 331 2807 – 07551 173 132





Location

174 MAIN STREET, CAMBUSLANG, G72 7EN



The subjects are situated in Cambuslang, located 5 miles south-east of Glasgow. The area is a popular residential and retailing location and is held within the South Lanarkshire council district.

Cambuslang benefits from strong transport links with Junction 2 of the M74 motorway located nearby, providing access to Glasgow City Centre and Scotland's wider motorway networks. Cambuslang Train Station is located approximately 0.2 miles from the subject property offering frequent services into Glasgow Central Station, Cumbernauld and Lanark.

More specifically, the subjects occupy a prominent position on Main Street, which acts as one of the main vehicular and pedestrian thoroughfares within Cambuslang. The surrounding area benefits from a blend between residential and commercial operators including Costa, JD Wetherspoons and Boots.



[CLICK HERE FOR LOCATION](#)



Description

174 MAIN STREET, CAMBUSLANG, G72 7EN



The subjects comprise of an end terraced, ground floor retail unit, forming part of a larger five storey building with residential dwellings on the upper floors. The property benefits from a dedicated pedestrian access via Main Street, as well as a large, glazed display frontage.

Internally, the subjects benefit from the existing fit-out of the current tenant as an e-cigarette vendor. The front of the property features an open plan sales area, benefitting from a suspended tiled ceiling and tiled LED lighting incorporated through-out. This is complimented by a large office area, W/C facilities and ample storage space to the rear.

The property is currently occupied by CCHG Ltd t/a VPZ, operating as an e-cigarette vendor. VPZ are a rapidly expanding brand with over 180 branches located across the UK, 20+ having opened in the last 12 months. Please see link to Companies House:

<https://find-and-update.company-information.service.gov.uk/company/SC415497>

ACCOMMODATION

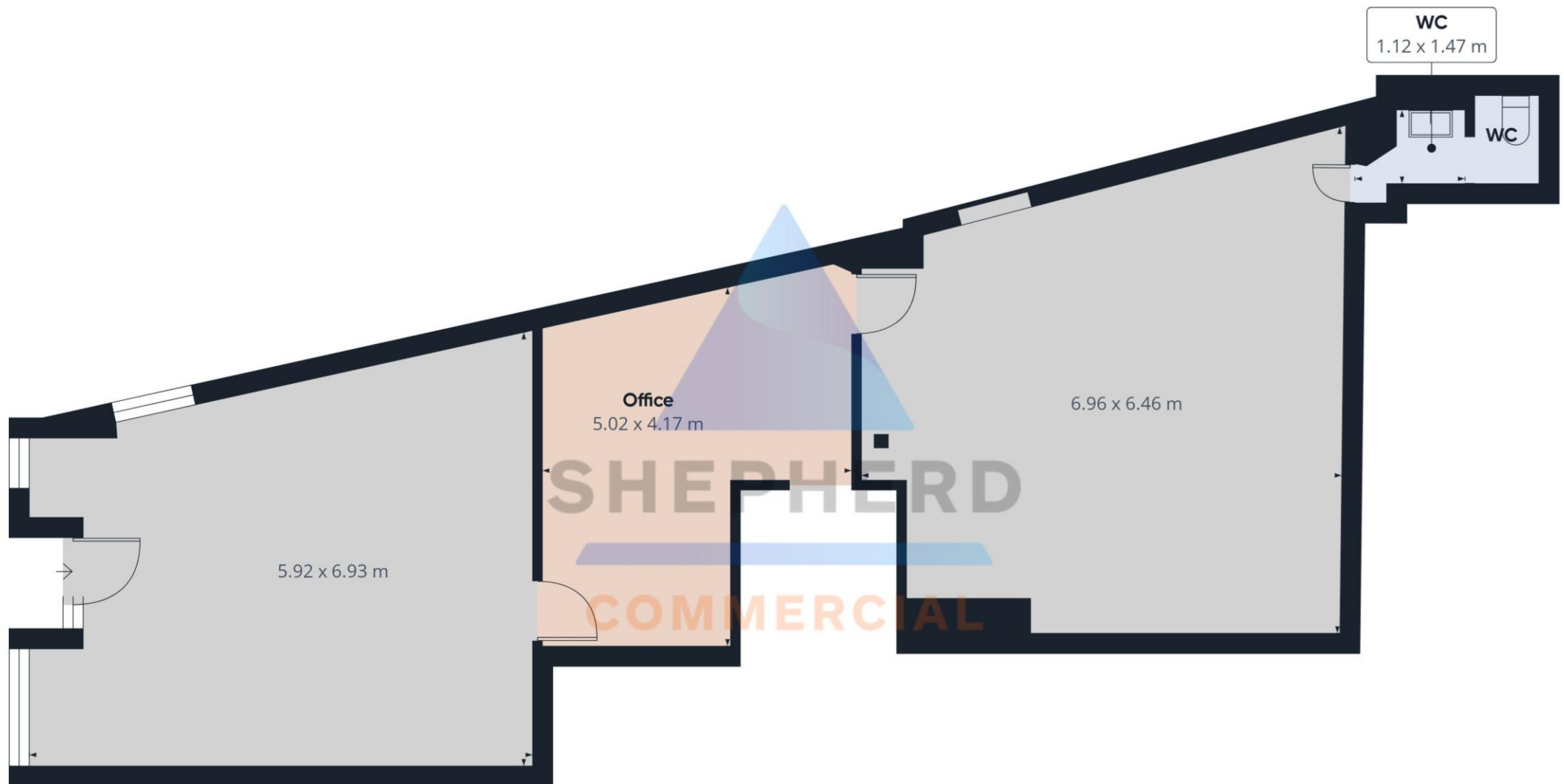
	SQM	SQFT
Ground Floor	94.49	1,017
TOTAL	94.49	1,017

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).



Floor Plan

174 MAIN STREET, CAMBUSLANG, G72 7EN



Floor plans are for indicative purposes only.



Get in Touch

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



Calvin Molinari

c.molinari@shepherd.co.uk
M: 07920 824404



Fraser McDonald

fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



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.

shepherd.co.uk



FOR SALE

Our client is seeking offers in excess of £190,000 for their heritable interest in the subjects, reflecting an attractive Net Initial Yield of 8.95%.

LEASE INFORMATION

Tenant: CCHG Ltd t/a VPZ

Current Passing Rent: £17,000 per annum

Lease Type: FRI

Expiry: 15th November 2027

Further information can be provided to seriously interested parties on request.

PLANNING

We understand that the property benefits from Class 1A Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at £13,600 . The rate poundage for 2025/2026 is 49.8p 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 prospective purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT