

**TO LET**

**Prominent Retail Premises**

**NIA:- 54.56 SQM (587 SQFT)**

**Prominent Corner Unit**

**Modern, High-Quality Fit Out**

**Situated Within East Kilbride Village**

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

**Rent: OIEO: £16,000 per annum**



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**2A MAIN STREET, EAST KILBRIDE, G74 4JH**

**CONTACT:**

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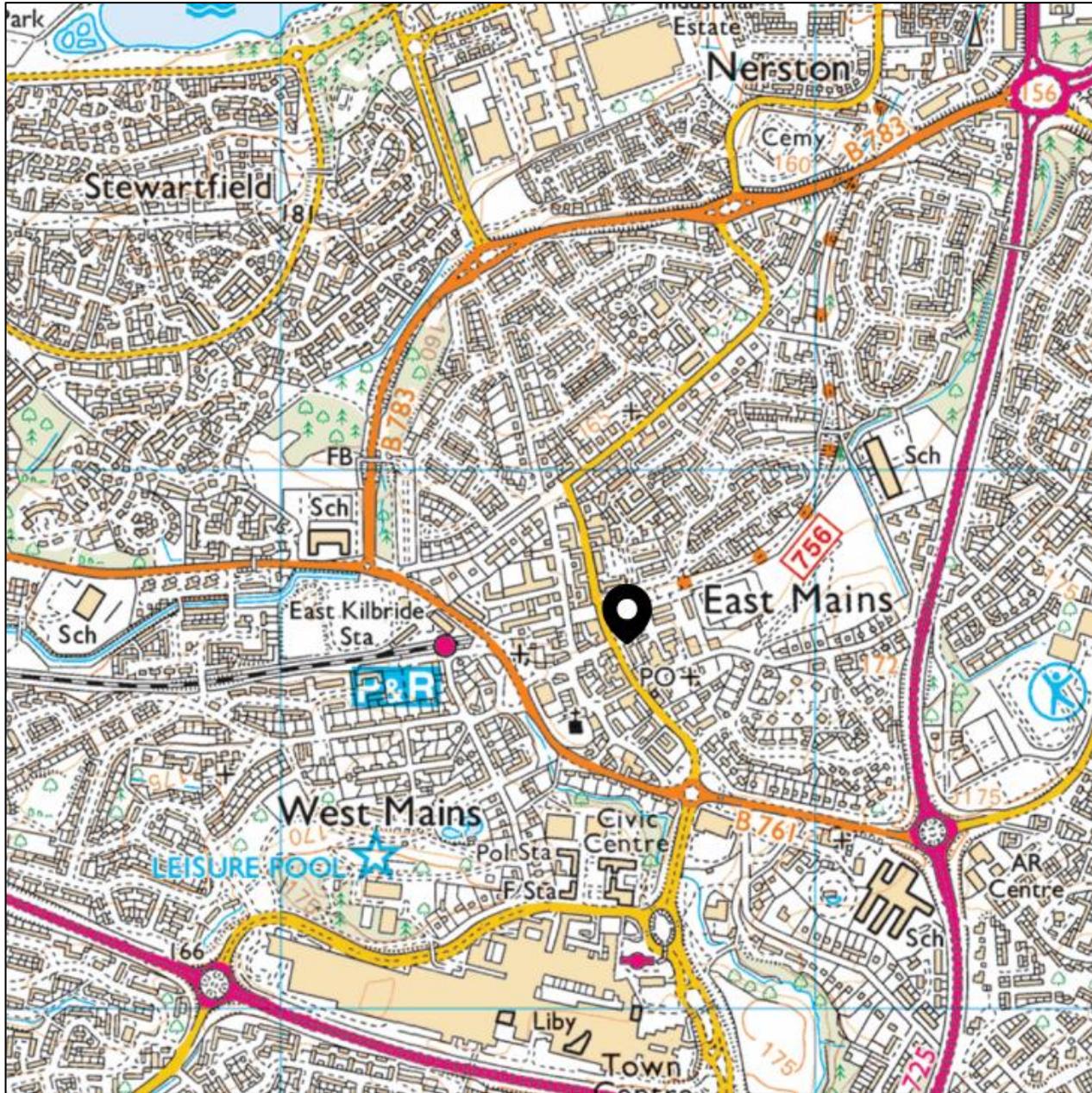


**Whyte  
&Barrie**



# Location

2A MAIN STREET, EAST KILBRIDE, G74 4JH



The subjects are situated within East Kilbride, which is located approximately 9 miles south of Glasgow City Centre. The area is a popular residential and retailing town within the South Lanarkshire Council district.

East Kilbride benefits from strong transport links with the M77 located nearby, providing access to Glasgow City Centre. The East Kilbride Expressway also provides access to the M74 motorway and Scotland's wider motorway network. East Kilbride train station is located approximately 0.3 miles from the subject property and offers frequent services into Glasgow Central Station.

East Kilbride has recently seen significant investment. The East Kilbride to Glasgow Central train line has undergone a major £144 million investment which was completed in December 2025. The improvements include the introduction of modern electric trains and newly accessible stations at Hairmyres and East Kilbride. Additionally, there is a planned redevelopment of Centre West to bring 300 new homes, a supermarket, a hotel and a community centre to the town.

More specifically, the subjects occupy a prominent position on the corner of Maxwell Drive, Main Street and Stuart Street which acts as one of the main retailing thoroughfares in East Kilbride. The surrounding area benefits from a blend between residential and commercial operators including Lidl, The Co-Op and The Torrance Hotel.



[CLICK HERE FOR LOCATION](#)



# Description

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The subjects comprise of a single-storey, corner pitched retail unit. The property benefits from a dedicated pedestrian access via Main Street, as well as a frontage onto both Main Street and Maxwell Drive.

Internally, the subjects consist of an open plan sales area to the front of the premises, benefitting from wooden flooring, a painted ceiling and suspended LED lighting incorporated throughout. The premises is further complimented by a cellular office, a small storage area and W/C facilities to the rear.

The subjects also benefit from ample on-street parking, suitable for customer and employees.

## ACCOMMODATION

	SQM	SQFT
<b>Ground Floor</b>	54.56	587
<b>TOTAL</b>	<b>54.56</b>	<b>587</b>

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 Plans Are For  
Indicative Purposes Only



## RENT

Our client is seeking offers in excess of £16,000 per annum on the basis of fully repairing and insuring lease terms.

## 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 incoming tenant to satisfy themselves in this respect.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £15,400. 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 incoming tenant 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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