

TO LET

Retail Premises

NIA: 91.23 SQM (982 SQFT)

Modern Retail Premises

Located Within East Kilbride's
Main Retailing Thoroughfare

Benefits From High Levels of
Passing Traffic

Suitable For A Variety of Uses
(Subject to Planning)

Rent: OIEO: £20,000 per annum



[CLICK HERE FOR VIRTUAL TOUR!](#)



17 MAIN STREET, EAST KILBRIDE, G74 4JH

CONTACT:

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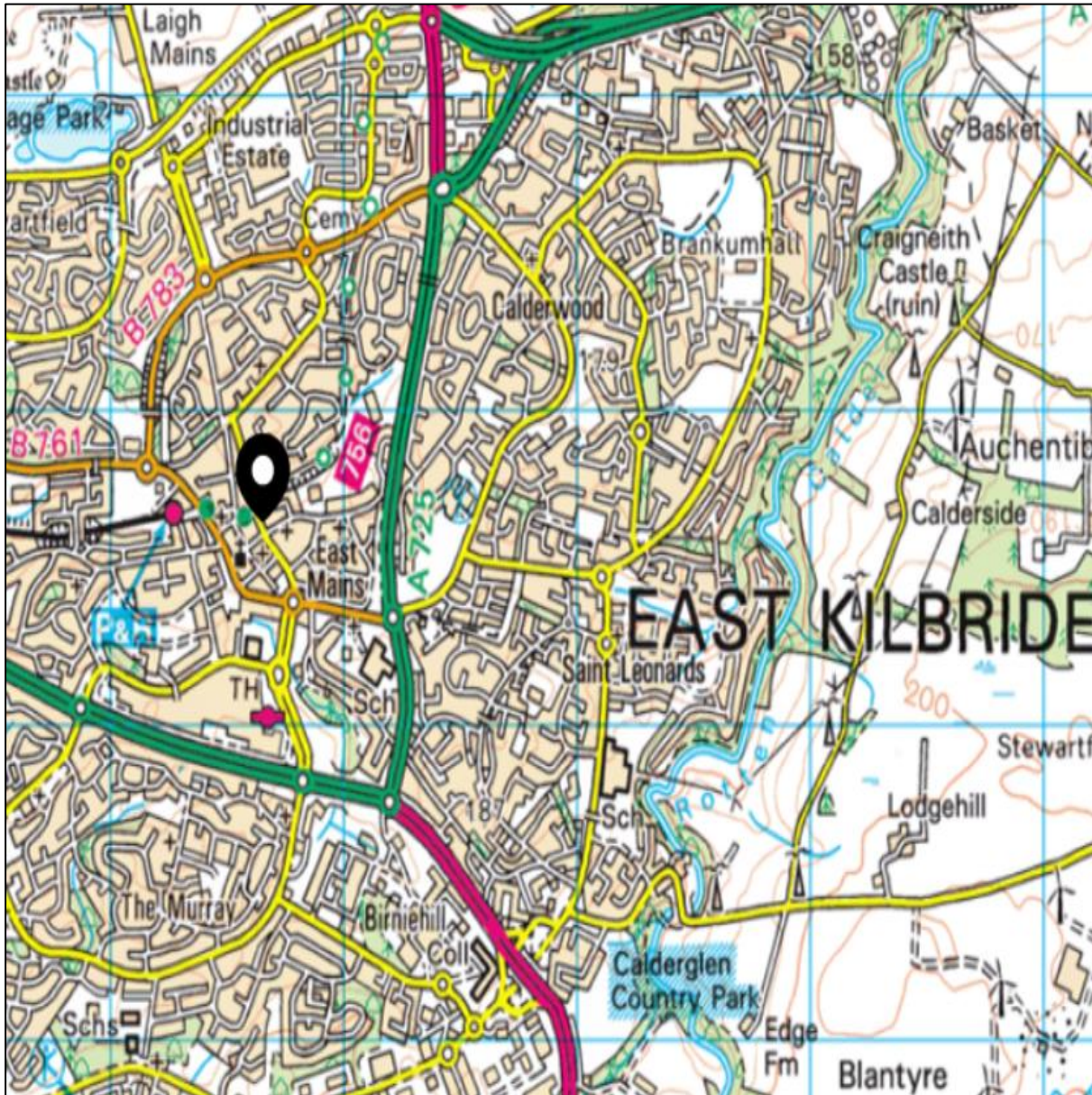
| 0141 331 2807 – 07551 173 132
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Location

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The subjects are located within the town of East Kilbride, approximately 10 miles southeast of Glasgow City Centre, forming part of South Lanarkshire's council district.

East Kilbride benefits from excellent road links being approximately 4 miles east of Junction 5 of the M74 Motorway, which leads to the wider national motorway network.

East Kilbride has recently seen significant investment with the East Kilbride to Glasgow Central train line undergoing 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 which is located 2.4 miles and 0.2 miles from the subject.

More specifically, the subjects occupy a prominent position on Main Street which acts as East Kilbride's main retailing thoroughfare. The surrounding area benefits from a blend of residential and retailing occupiers including Zucca Restaurant, Bica Coffee House and the Torrance Hotel.



[CLICK HERE FOR LOCATION](#)



Description

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The subjects comprise a ground floor retail premises which forms part of a larger two storey building with residential dwellings on the upper floors. The premise benefits from a dedicated pedestrian entrance via a glazed aluminium framed door incorporated into an extensive glazed frontage.

Internally, the subjects benefit from the high quality fit-out of the previous tenant as a wedding dress shop. The fit-out includes an open plan sales space to the front with a vinyl floor covering with a combination of spotlight and chandlers throughout. This is further complimented by numerous cellular rooms which were previous utilised as changing facilities, multiple storage cupboard, a kitchen prep area and W/C provisions.

The property also benefits from access to the rear which leads to communal yard, suitable for large good deliveries

ACCOMMODATION

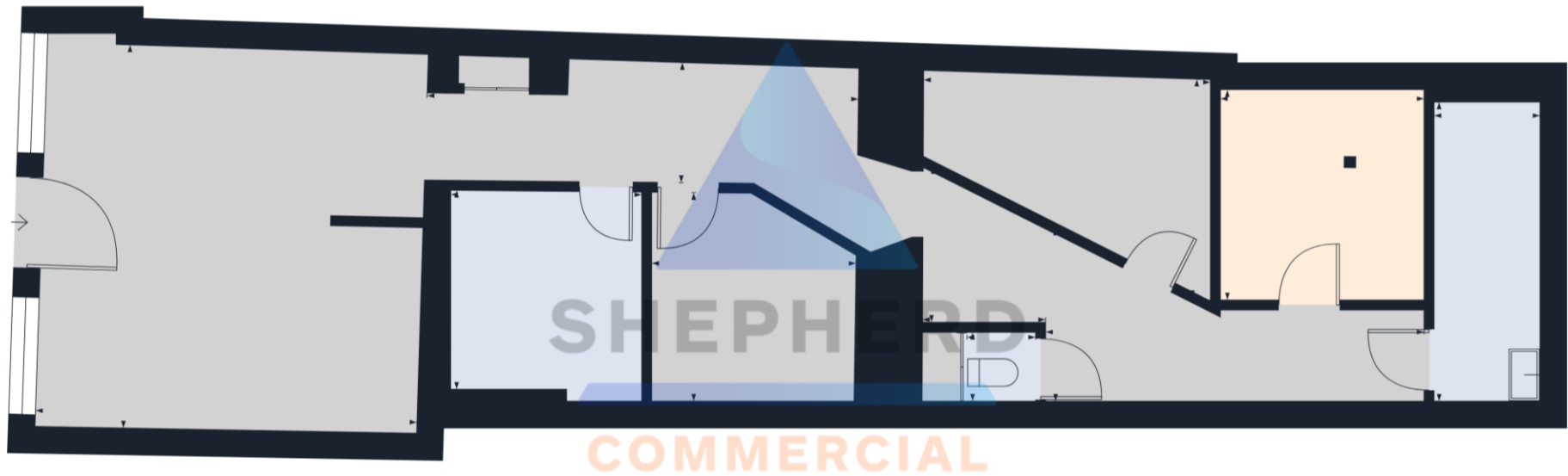
	SQM	SQFT
Accommodation	91.23	982
TOTAL	91.23	982

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

17 MAIN STREET, EAST KILBRIDE, G74 4JH



Floor Plans for Indicative Purposes Only



RENTAL

Our client is looking for offers in excess of £20,000 per annum on the basis of fully repairing and insuring lease terms.

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 incoming tenant to satisfy themselves in this respect.

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.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

Unless stated, all figures quoted are exclusive of VAT

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £16,100. The rate poundage for 2026/2027 is 48.1p to the pound.



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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