TO LET/MAY SELL

Prominent Retail Premises

NIA:- 95.69 SQM (1,032 SQ FT)

Modern Retail Premises

High Levels Of Pedestrian Traffic

Suitable For A Variety of Uses (Subject to Planning)

Rent: OIEO: £11,000 per annum

Sale Price: Offers In Excess of £110,000

CLICK HERE FOR A VIRTUAL TOUR!

28 MAIN STREET, CUMBERNAULD, G67 2RS

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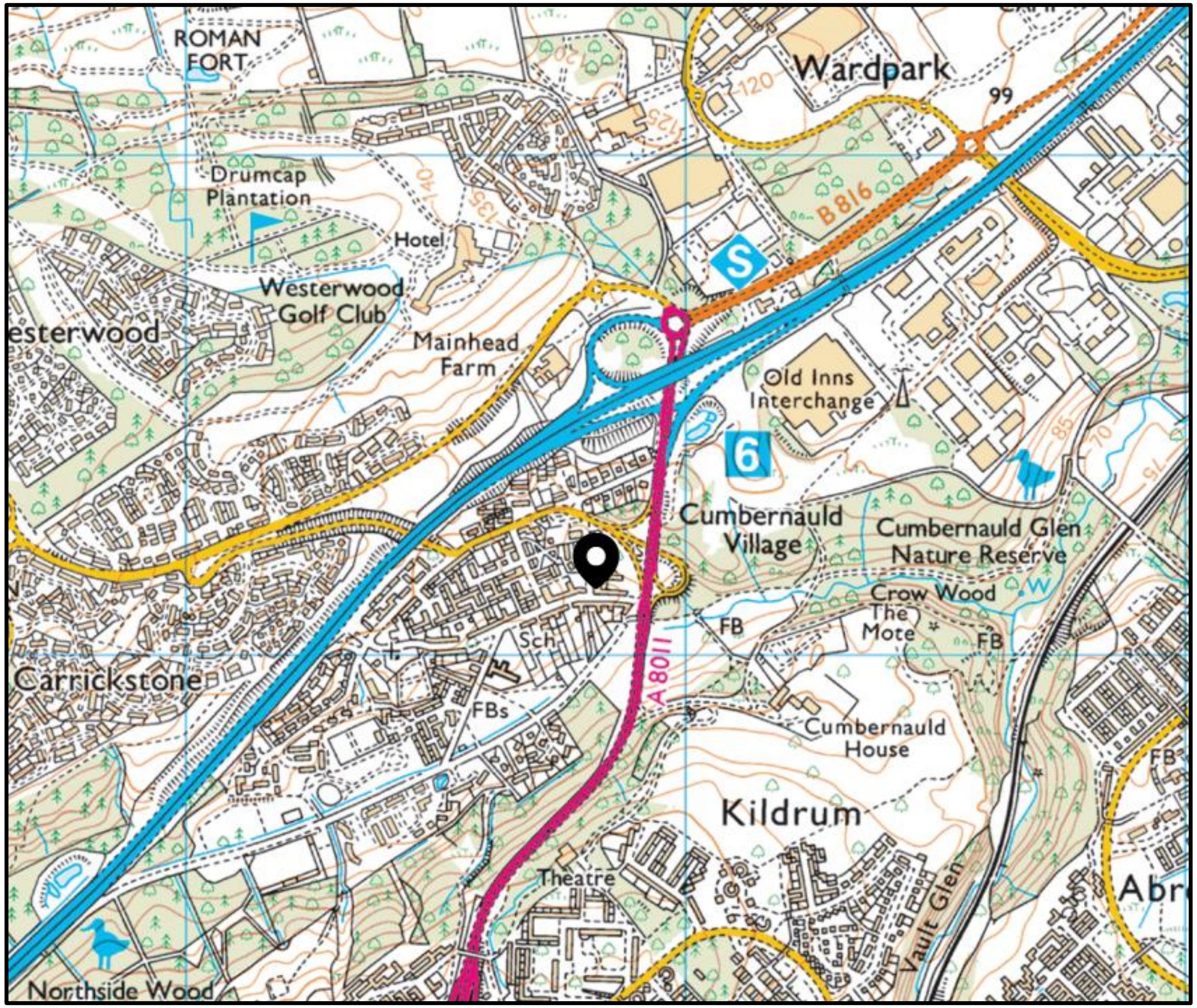
SHEPHERD COMMERCIAL

Location



The subjects are situated in Cumbernauld, located approximately 14 miles north-east of Glasgow City Centre, held within the North Lanarkshire Council District.

Cumbernauld benefits from strong transport links with Junction 6 of the M80 motorway located nearby, providing access to Glasgow City Centre and Scotland's wider motorway network. Cumbernauld Train Station is located approximately 2 miles from the subject property and offers frequent services into Glasgow Queen Street Station.

More specifically, the subjects occupy a prominent position on Main Street, which acts as one of the main retailing throughfare within Cumbernauld. The surrounding area benefits from a mixture of residential dwellings and commercial operators such as The Post Office, Spar and The Auld Bakery.

CLICK HERE FOR LOCATION

Description

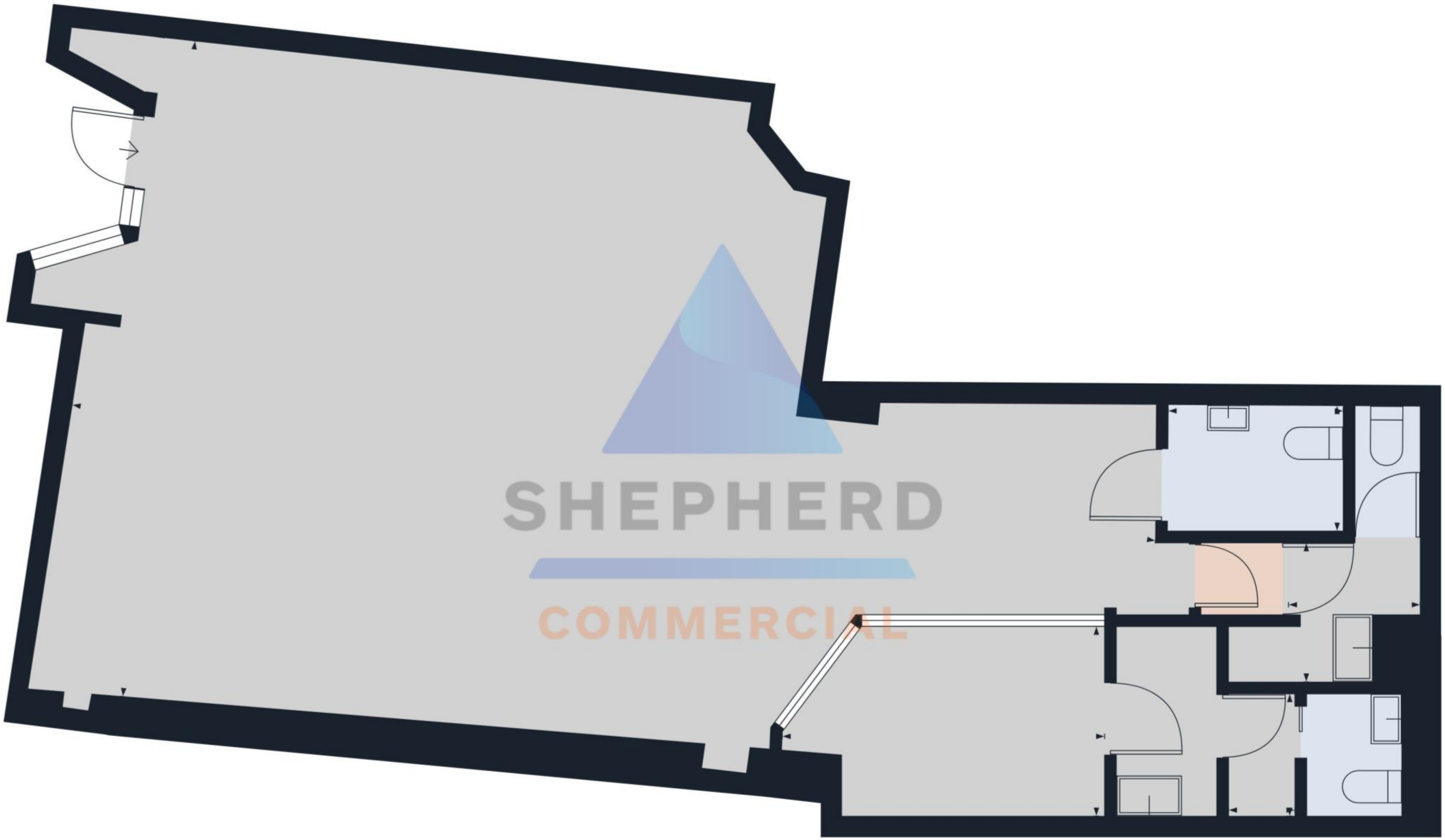
The subjects comprise a mid-terraced, ground floor retail unit, forming part of a larger 2 storey tenement building with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via Main Street as well as prominent glazed frontage.

Internally, the subjects currently benefit from a fit-out in line with the previous tenants' use as a Bookmakers. This includes a large, open plan sales area upon entry benefitting from vinyl floor coverings and a suspended tiled ceiling with LED lighting throughout. The premises is further complimented by a secure service desk, W/C facilities and a staff breakout area to the rear.

ACCOMMODATION

	SQM	SQFT
Ground Floor	95.69	1,032
TOTAL	**95.69**	**1,032**

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



Plans Are For Indicative Purposes Only

RENT

Our client is looking for offers in excess of £11,000 per annum on the basis of full repairing and insuring lease terms.

SALE PRICE

Our client is seeking offers in excess of £110,000 for their heritable interest in the subject property.

PLANNING

We understand that the property benefits from Sui Generis Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant/purchaser to satisfy themselves in this respect.

VAT

Unless otherwise stated, all prices are quoted exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £14,000. 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 incoming 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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