

## TO LET - RETAIL

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13 COMMON GREEN

STRATHAVEN, ML10 6AQ



### KEY HIGHLIGHTS

- 3,167 sq ft
- Class 3 potential, subject to planning
- Generous on-street parking plus 10 x dedicated car parking spaces to the rear
- Neighbouring occupiers include Greggs, Scotmid, Boots, Elite Vet Group and James Alexander Butchers
- Highly prominent Class 1A premises located within the heart of Strathaven
- Available for immediate occupation
- New FRI lease available - £28,000 per annum

## SUMMARY

|                |                                      |
|----------------|--------------------------------------|
| Available Size | 3,167 sq ft                          |
| Rent           | £28,000 per annum                    |
| Rateable Value | £14,900<br>Rates payable - £5,196.00 |
| VAT            | To be confirmed                      |
| EPC Rating     | Upon enquiry                         |

## DESCRIPTION

End-terraced Class 1A premises arranged over ground and first floor level.

Internally the ground floor provides main larger open-plan space with a series of partitioned rooms that be kept / removed to suit an occupiers requirements.

A single staircase to the rear provides access to the first floor that provides main open-plan front office together with male & female WCs and kitchen tea-prep.

There are 10 x dedicated car parking spaces to the rear that can be fenced off / secured if required.

## LOCATION

Strathaven is an affluent commuter town located within the South Lanarkshire Local Authority Region approximately 4.5 miles south of Hamilton, 8 miles south of East Kilbride and 25 miles south of Glasgow.

The subject property commands a highly prominent position within the heart of Strathaven town centre on the west side of Common Green by its junction with Bridge Street.

Generous on-street parking is provided to the front on Common Green and there is a large public car park situated to the the rear.

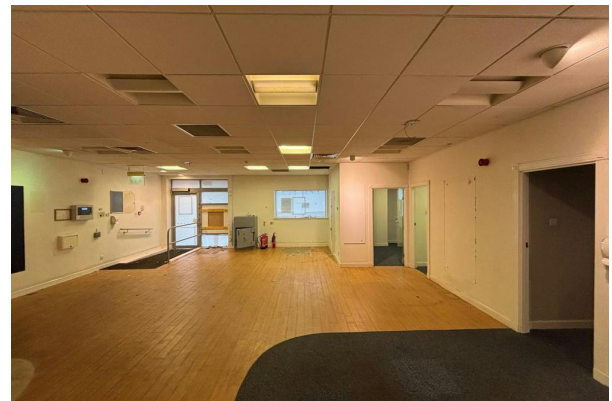
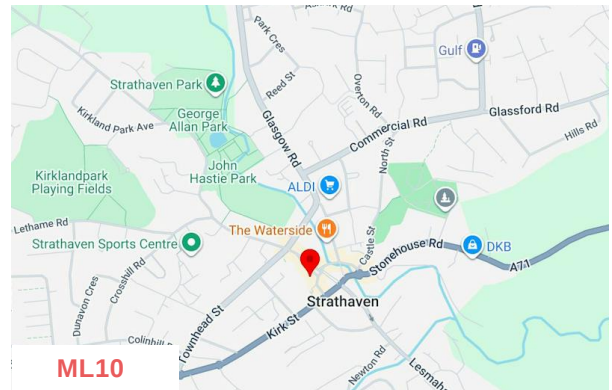
Regular bus services operate through Strathaven with a bus stop situated immediate to the front of the subject property.

Neighbouring occupiers include Greggs, Scotmid, Boots, Elite Vet Group and James Alexander Butchers.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name                      | sq ft        | sq m          | Availability |
|---------------------------|--------------|---------------|--------------|
| Ground                    | 2,278        | 211.63        | Available    |
| 1st - Storage / Ancillary | 889          | 82.59         | Available    |
| <b>Total</b>              | <b>3,167</b> | <b>294.22</b> |              |



## VIEWING & FURTHER INFORMATION

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