

FOR SALE - RETAIL

9-13 MAXWELL DRIVE

EAST KILBRIDE, G74 4HG



KEY HIGHLIGHTS

- 4,800 sq ft
- Rare purchase opportunity located within the heart of East Kilbride Village
- Retail / showroom building arranged over 2 x floors with adjoining retail / workshop / storage unit
- Preference to sell the buildings together but may consider selling separately
- Available due to retirement
- Ideal for owner-occupier / investor for onward letting
- Well-suited for showroom / clinic / office / yoga / gym / cafe / restaurant
- Benefits from Class 1A consent, potential for Class 3 / Class 11 subject to planning

SUMMARY

Available Size	4,800 sq ft
Price	Offers in excess of £500,000
Business Rates	9 Maxwell Drive - £19,800 / 13 Maxwell Drive - £14,200
EPC Rating	Upon enquiry

DESCRIPTION

9 Maxwell Drive

Retail / showroom building of concrete frame construction arranged over ground and first floor level. Externally benefits extensive windows, currently covered over both floor with front customer entrance and a separate side entrance for the first floor. Internally provides bright open-plan accommodation over both floors complete with staff welfare and WC facilities.

13 Maxwell Drive

Single storey retail / storage unit of concrete frame construction. Customer entrance provided from Maxwell Drive with vehicular / loading access found to the rear via a full height electric shutter. Internally the proeprty is in shell condition with generous floor to ceiling height with scope for installing a mezzanine.

Both roofs were renewed 3 years ago.

LOCATION

East Kilbride is Scotland's most successful new town situated approximately 8 miles south-east of Glasgow.

More specifically the subject property is located within the heart of East Kilbride Village on the north side of Maxwell Drive a short distance from its junction with Main Street.

On-street parking is provided and there is a large free public car park on St Bryde Street.

Regular bus services operate on Main Street whilst is a 5 minute walk away to the west.

Neighbouring occupiers include The Village Inn, East Kilbride Village Theatre, Kitchen Plus Interiors, Kilts 4 U, Greggs and Co-op Funeralcare.

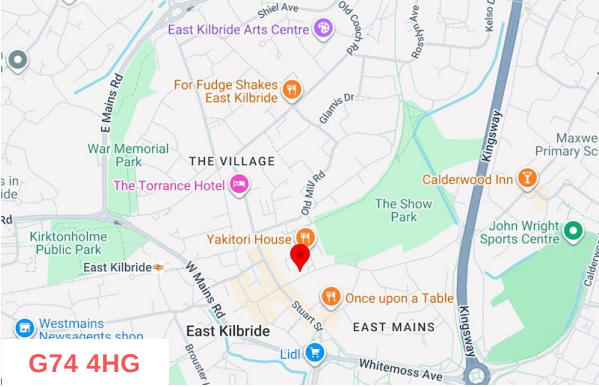
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 9 Maxwell Drive	1,800	167.23	Available
1st - 9 Maxwell Drive	1,800	167.23	Available
Ground - 13 Maxwell Drive	1,200	111.48	Available
Total	4,800	445.94	

PLANNING

Both buildings benefit from Class 1A consent, however, may be suitable for alternative uses including cafe / restaurant subject to planning. All planning queries should be made to South Lanarkshire Council planning department



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk



G·M·BROWN