

FOR SALE

Retail Unit

NIA: 76.52 SQM (824 SQFT)

Prime Retail Unit

Located In the South-East of Glasgow

Benefits From A Large Glazed Shopfront

High Levels of Passing Traffic

May Be Eligible For 100% Rates Relief

For Sale : Offers In Excess of
£150,000



[CLICK HERE FOR VIRTUAL TOUR!](#)



273 STONELAW ROAD, RUTHERGLEN, G73 3SB

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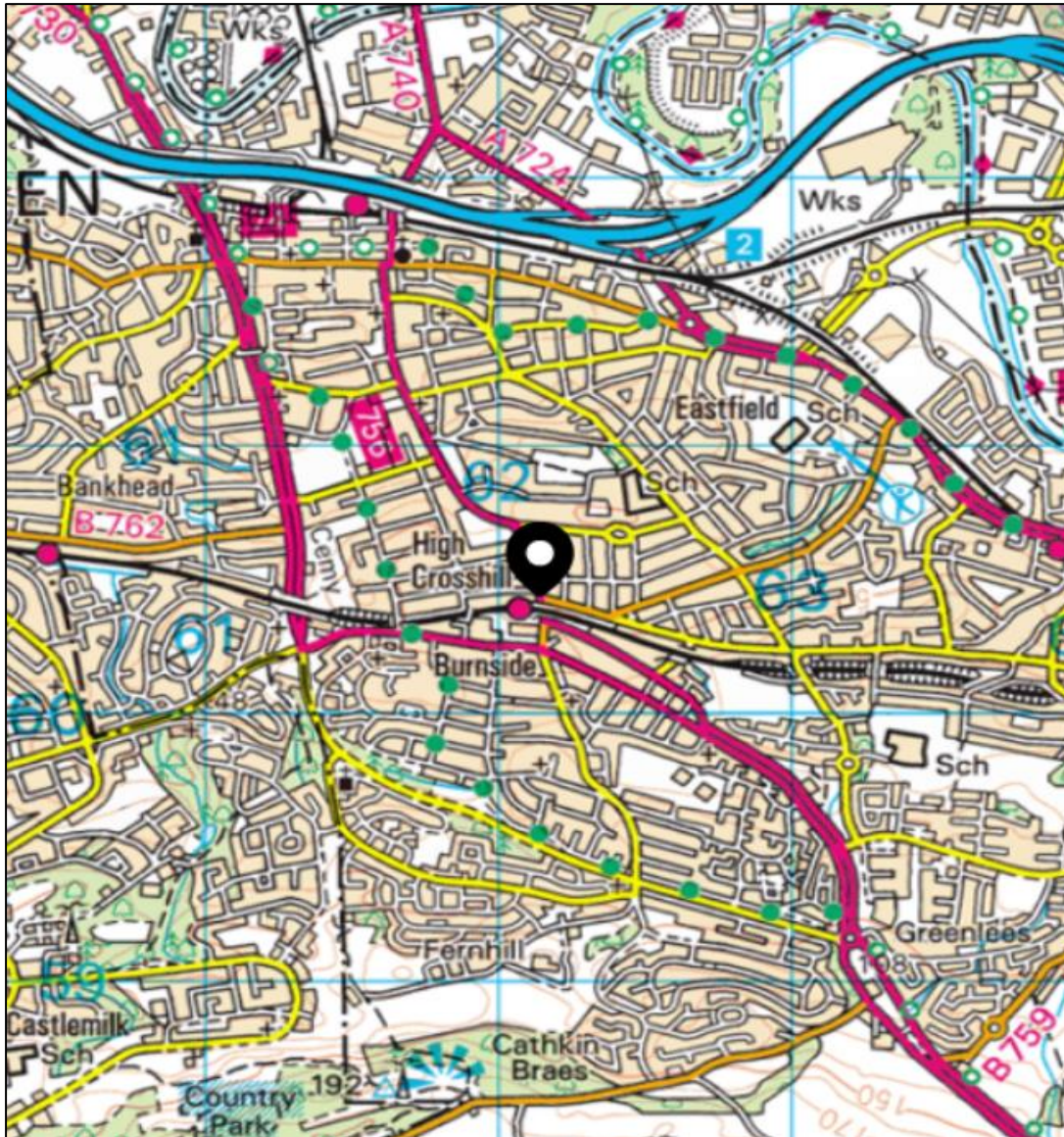
| 0141 331 2807 – 07551 173132
| 0141 331 2807 – 07920 824408





Location

273 STONELAW ROAD, RUTHERGLEN, G73 3SB



The subjects are located in Rutherglen, approximately 5 miles from Glasgow City Centre, forming part of South Lanarkshire.

Rutherglen benefits from strong transport links with the M74 motorway being located within close proximity, providing access to Glasgow City Centre. Burnside Train Station located approximately 0.1 mile from the subject property, offering frequent services into Glasgow Central Station.

More specifically, the subjects occupy a prominent pitch on Stonelaw Road which acts as the main arterial thoroughfare from Rutherglen to Burnside. The surrounding area consist of a blend between residential and commercial occupiers including Burnside Pharmacy, Betfred and Pinder Eyecare & Hearing Clinic.

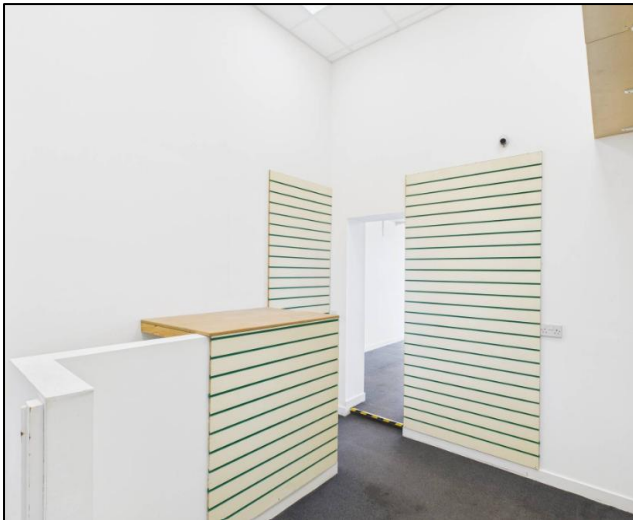


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Description

273 STONELAW ROAD, RUTHERGLEN, G73 3SB



The subject comprises of a mid-terraced, ground floor retail unit, forming part of a larger three storey tenement building, with residential dwellings on the upper floors. The property benefits from a dedicated pedestrian entrance via Stonelaw Road.

Internally, the subjects currently benefit from a high-quality fit-out consistent with the previous use as a pet shop. The subjects consist of an open plan sales area to the front, benefitting from a carpet floor covering with suspended acoustic tile ceiling and LED lighting incorporated throughout. In addition, the subjects benefit from a large degree of natural light via a floor to ceiling glazed shopfront. The ground floor also benefits from W/C facilities and a small kitchen prep area, meanwhile, a spacious basement can be located below.

ACCOMMODATION

Accommodation	SQM	SQFT
Accommodation	76.52	824
TOTAL	76.52	824

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).



Floorplan

273 STONELAW ROAD, RUTHERGLEN, G73 3SB



Floor -1



Floor 0

Floor plans are for indicative
purposes only



SALE PRICE

Our client is looking for offers in excess of £150,000 for their heritable interest in the subject property.

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 prospective purchasers to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The prospective purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £10,500. The rate poundage for 2025/2026 is 49.8p to the pound. As such, any incoming tenant may be eligible for 100% rates relief via the Small Business Bonus Scheme.

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



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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