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whitelaw baikie figes

property details

FOR SALE

PRIME RETAIL UNIT
116 MAIN STREET
CAMBUSLANG
G72 7EJ



Location

Cambuslang is situated approximately 6 miles southeast of Glasgow city centre and enjoys a resident population in the region of 24,500 persons.

The subjects occupy a 100% trading position in the Main Street and benefit from on-street parking. Nearby occupiers include Greggs, Domino's, Subway and Betfred.

Accommodation

The property is arranged over ground floor only and extends to the following approximate areas and dimensions: -

Gross Frontage:	17' 4"	(5.28 m)
Net Frontage:	15' 9"	(4.80 m)
Internal Width:	15' 11"	(4.85 m)
Built Depth:	37' 3"	(11.35 m)
NIA:	494 ft²	(45.89 m²)

Terms

Our clients are looking to dispose of their feuhold interest, with vacant possession, the current lease expiring in January 2027. We are seeking offers in excess of £95,000 exclusive.

VAT

All terms are quoted net of VAT where applicable.

Rateable Value

We understand that the subjects have been assessed for rating purposes as follows:-

Rateable Value (26/27): £ 11,200

EPC

An EPC has been commissioned, further details available on request.

Entry

On completion of legal missives, the current tenancy expires in January 2027.

Legal Costs

Each party is required to bear their own legal costs.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Whitelaw Baikie Figes. Chartered Surveyors 81 St Vincent Street Glasgow G2 5TF
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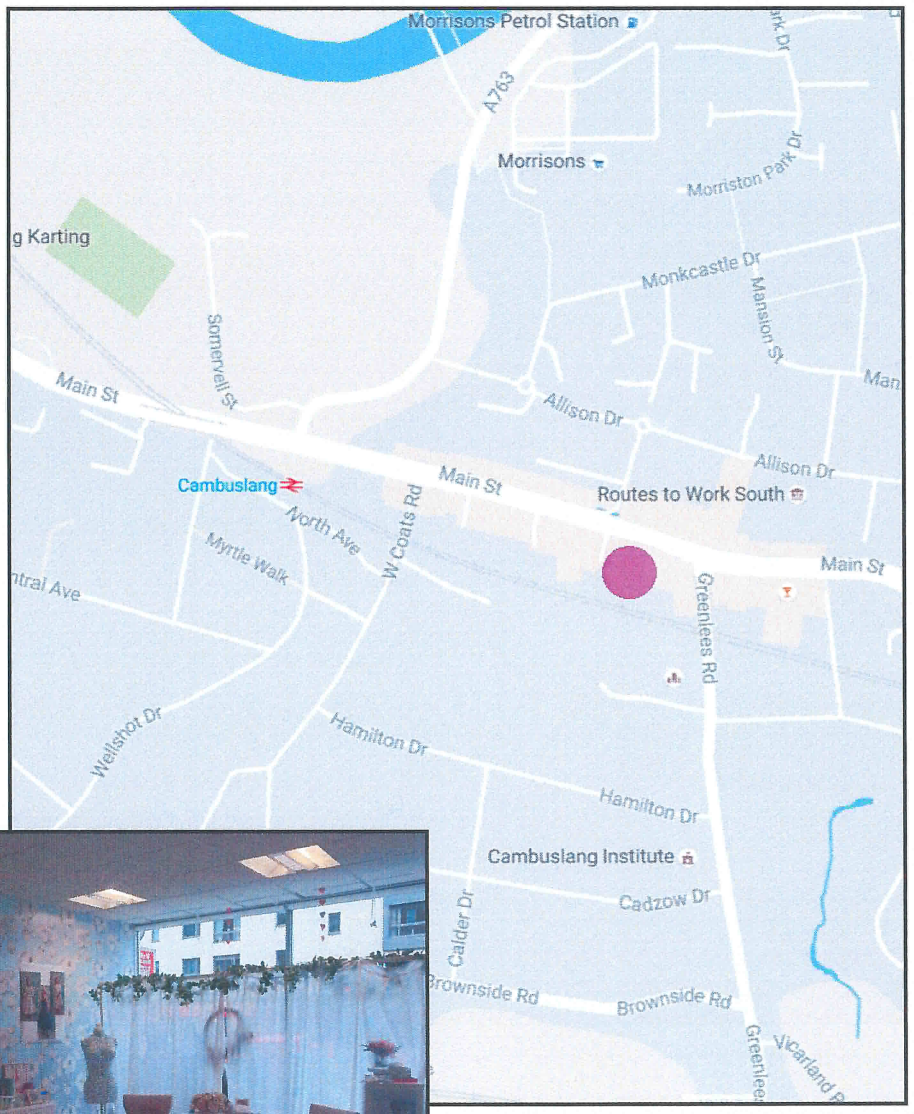
To review our services visit www.wbf.co.uk

Viewing & Further Information

All appointments to view must be made through this office

Tel No : 0141 221 6161
Contact : Graham Figes/Colette Brough
Email : graham@wbf.co.uk
colette@wbf.co.uk

LOCATION PLAN





Details dated: 29th October 2026

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property,
iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.