



To Let

Catering/Retail Opportunity

AVAILABLE NOW

**Uddingston Station,
South Lanarkshire
G71 7BN**

864,000+

ANNUAL STATION FOOTFALL*

Description:

An opportunity has become available to trade from the former Cafe unit located on Platform 1 at Uddingston Station. The unit extends to 56 sq. m. (602 sq. ft.) and benefits from close proximity to the Main Street which is approximately 5 mins walk from the station.

Location:

Uddingston Railway Station serves the town of Uddingston, South Lanarkshire, Scotland. The station is located on the Argyle Line and Shotts Line.

**The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 864,000 for 2019/2020.*

**station
spaces**





Property:

The premises comprise a Cafe unit located on Platform 1.

Unit size:

Ground Floor Size: 56 sq. m / 602 sq. ft

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

AWAITING EPC

For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

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