

Lot 52

Vacant Possession

River House, East Kilbride, G75 0RT Heritable former gym and health club property



Key Details

- Well located close to East Kilbride town centre
- Former gym/health club with potential development opportunities (subject to appropriate consents)
- Leisure occupiers include Premier Inn and Beefeater Grill
- Situated on a large site of 0.34 HA (0.841 acres)

Location

Miles: 9 miles south-east of Glasgow
45 miles south-west of Edinburgh
Roads: M74, M8, A726
Rail: East Kilbride Station
Air: Glasgow International Airport
(16 miles north-west)

Situation

East Kilbride was Scotland's first New Town and has a resident population of approximately 80,000. The town is situated 9 miles south-east of Glasgow and is highly accessible, with direct links to Junction 5 of the M74. The property is located off the Queensway and close to the town centre and EK Shopping centre. Nearby occupiers include Sainsburys, Premier Inn, Kwikfit and East Kilbride Bus station.

Description

The property comprises the first, second and third floors of a four storey building. Pedestrian access to the building is via Murray Road. Built in the 1970s of concrete frame construction, the ground floor is in separate ownership. There are car park areas to the east and south accessed from Brunel Way and both shared with the ground floor occupier. The building is located on a site of 0.43 hectares (0.841 acres)

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

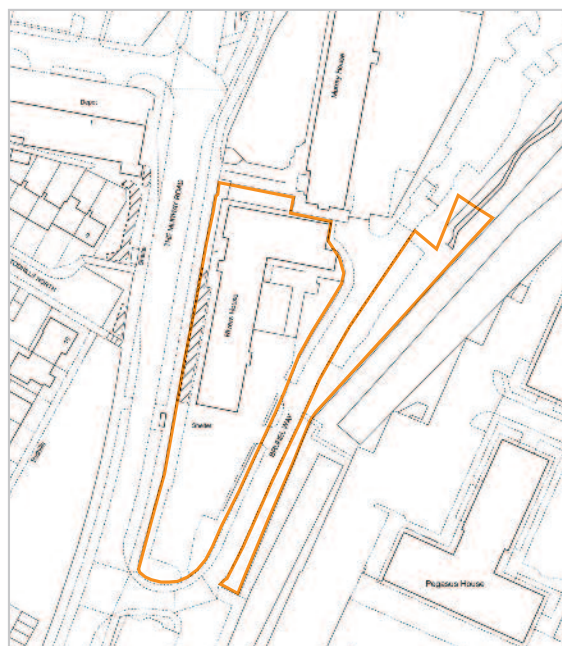
See legal pack at www.acuitus.co.uk

Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

| Floor | Floor Areas (Approx) | Possession |
|--------------|--|-------------------|
| First | 398.23 sq m 4,286 sq ft | Vacant Possession |
| Second | 415.79 sq m 4,475 sq ft | |
| Third | 70.22 sq m 756 sq ft | |
| TOTAL | 884.24 sq m 9,517 sq ft | |



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