



79 MILL STREET

RUTHERGLEN, GLASGOW, G73 2LD


McEwan Fraser Legal
Solicitors & Estate Agents

McEwan Fraser Legal are delighted to bring to the market this spacious premise located in Rutherglen, Glasgow.

79 Mill Street has been home to a very successful Ladies' and Gentleman's hairdressers business for over 20 years. Positioned in an affluent and well-linked area of Rutherglen, the premises offer a range of options for a new buyer and could suit a variety of trades. There is even enough space for a buyer to split the premises in order to add additional income.

The property frontage offers space for new signage and branding to be displayed above the main entrance and is fitted with a burgler alarm and has roller shutters on the door as well as the two front windows. Inside, the welcoming open plan area currently offers a blank canvas

for any prospective buyer to make it their own. There is also currently a small partitioned studio to the rear which could easily be extended or taken down. (see floor plan for sizes) Furthermore, there is a toilet and staff/kitchen area. All areas are deceptively spacious.

To the rear of the property, there is a shared garden. The premises total 565 square feet in size – almost 53 square metres - and could be repurposed depending on a new buyer's requirements and preferences.

The property also benefits from 100% rates relief under the small business scheme.



Key Features



Deceptively Spacious Retail Unit



Total Square Footage - 565



100% Rates Relief Under The Small Business Scheme



Prominent Main Road Position



Would Suit A Variety Of Trades and has been run as a very successful hairdresser



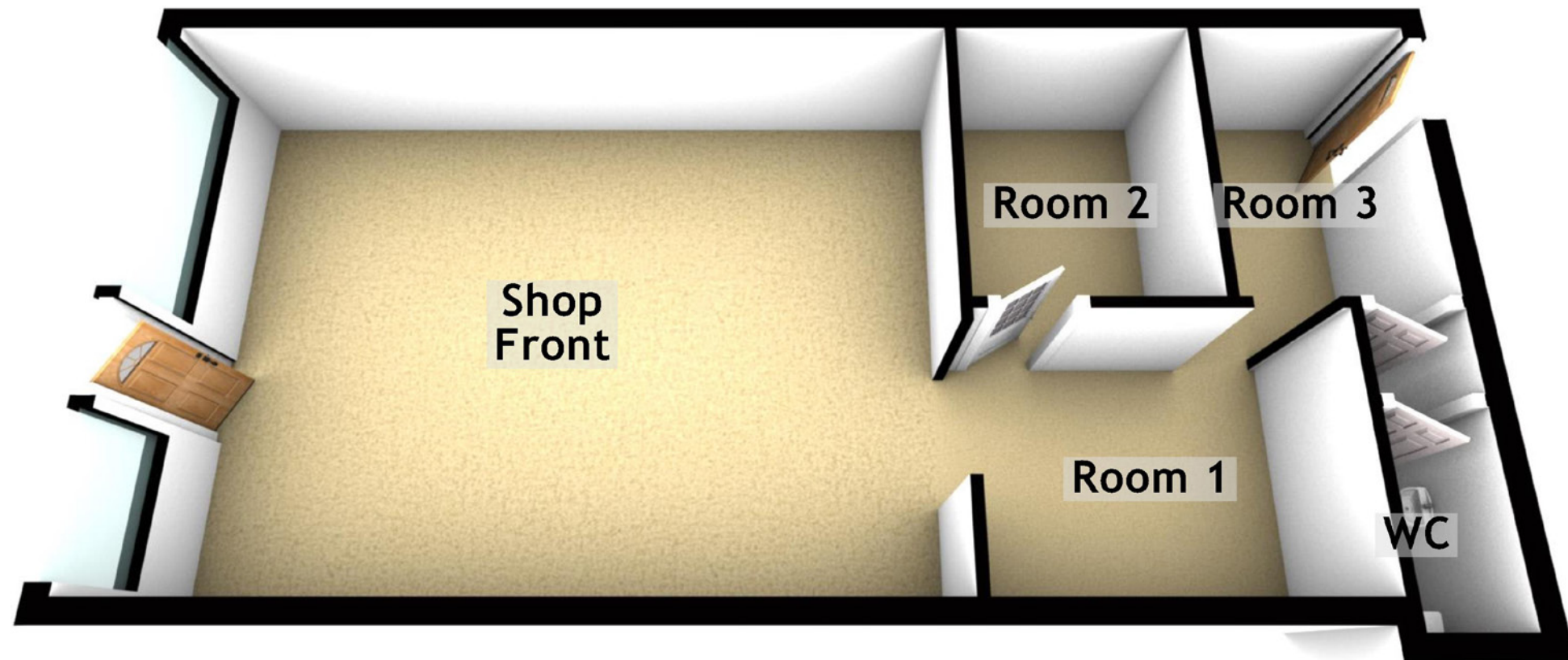
Direct Motorway Links



Early Viewings Advised To Avoid Disappointment







FLOOR PLAN & DIMENSIONS



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Approximate Dimensions (Taken from the widest point)

Shop Front	6.60m (21'8") x 4.80m (15'9")
Room 1	2.95m (9'8") x 2.20m (7'3")
Room 2	2.50m (8'2") x 2.00m (6'7")
Room 3	2.50m (8'2") x 1.75m (5'9")
WC	1.65m (5'5") x 0.80m (2'7")

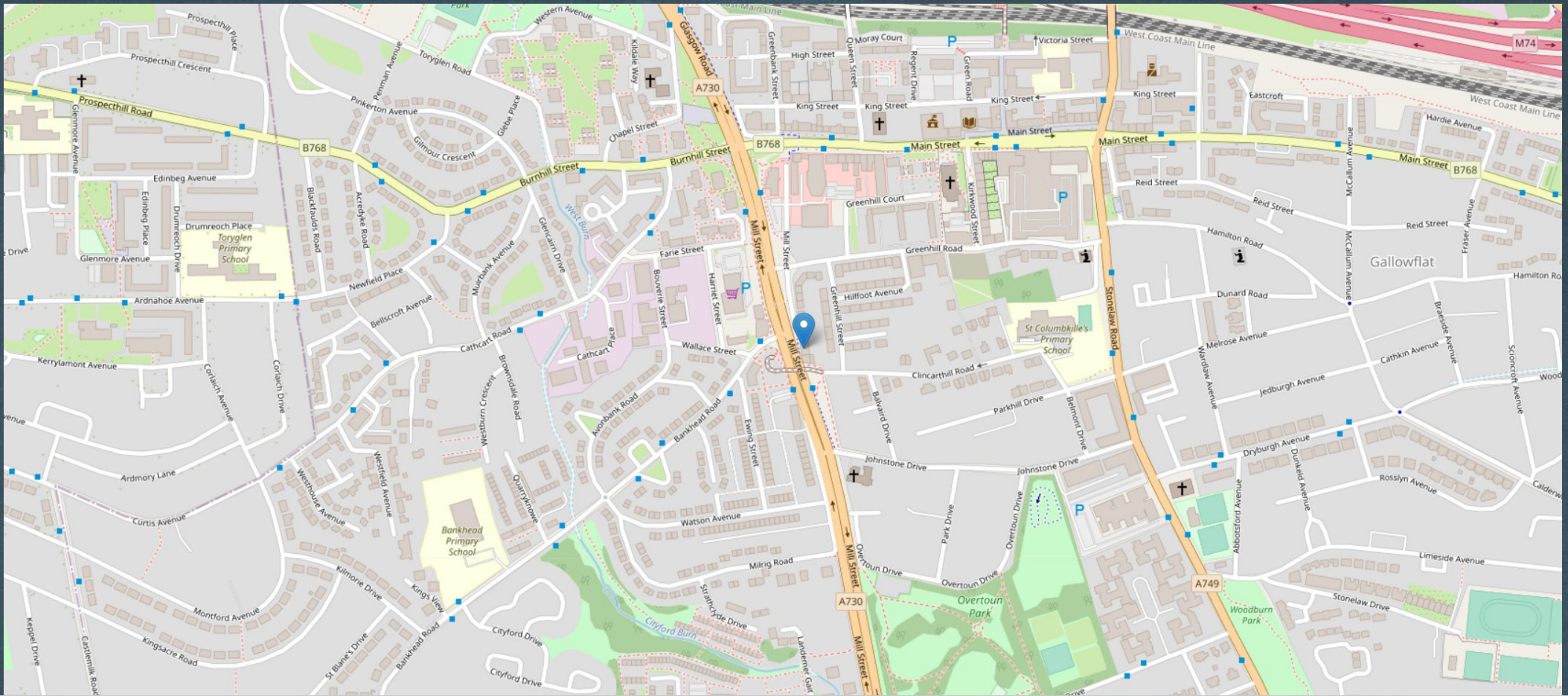
Mill Street is located in the ever-popular and sought-after area of Rutherglen to the south of Glasgow.

Occupying a sought-after main road trading position, the premises are prominent within a parade of shops, on-street parking to the front of the shop also offers a fantastic option for an office space. The area is densely populated both residentially and commercially, in excess of 31,000 residents, with neighbouring businesses such as TopGolf and the Clyde Gateway, as well as independent retailers including a barbershop, a cosmetic denture clinic and doctors surgery. There are also a number of amenities and attractions nearby including, restaurants, supermarkets, and schools. The area is very well linked by the M74, just a short distance from junction

17 with very strong public transport links within walking distance, on-street parking to the front and additional parking available in the immediate area.

Originally a village that was consumed by Glasgow's expansion, Rutherglen is a self-contained community and has a wealth of shopping and local amenities within the area. The shop has easy access to Burnside, Kirkhill and Rutherglen train stations and a variety of bus routes alongside, while the M74 and central belt motorway networks are only a couple of minutes away by car.





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