

**PRIME BETTING OFFICE/CLASS 1A**

**TO LET**

**UNIT 12, 8 PRINCES SQUARE  
EAST KILBRIDE G74 1LJ**

**Location**

Population 77,000 approx., East Kilbride is Scotland's 6<sup>th</sup> largest town and is located approx. 18 miles south east of Glasgow City Centre. It has excellent rail links and connects directly to the Motorway network.

The unit occupies a busy location on Princes Square within the towns Shopping Centre adjoining E-Vapes. Nationwide, Ramsdens and Premium Vapour are opposite. Poundland, Peacocks, Kilbride Hospice, The Hay Stook P.H. (Wetherspoons) and Blue Lagoon are all close by.

**Description**

The premises comprise a ground and first floor unit forming part of the Centre. Rear Service is available. Generous car parking facilities are located around the Centre

**Accommodation**

The estimated main dimensions and net internal areas are as follows:-

Net Frontage:	4.64m	(15'3")
Internal width (front)	5.07m	(16'7")
Sales Depth:	17.26m	(56'8")
Sales Area:	70.97m <sup>2</sup>	(764 ft <sup>2</sup> )
First Floor Store	39.67m <sup>2</sup>	(427 ft <sup>2</sup> )

N.B. These floor areas exclude staff room and customer toilets.

Indicative Floor plans are available.

**Energy Performance Certificate**

Rating D. A copy of the Certificate is available for inspection.



**Lease Terms**

The lease expires 21<sup>st</sup> July 2028. A longer period may be available.

**Rent**

The current rent paid is £36,000 per annum.

**Rating**

The undernoted RV was obtained from the SAA website.

Rateable Value: 1 <sup>st</sup> April 2026	£15,200
UBR (26/27):	£0.481

Estimated rates payable for 26/27 is £7,311. per annum approx. A qualifying user under the Small Business Bonus Scheme may secure approx 25% discount. Check with the relevant Council Department

**VAT**

We are advised that VAT will be payable on the rent.

**Legal Costs**

Each party will be responsible for their own legal costs incurred in a transaction, with the ingoing Tenant being responsible for LBTT, registration dues etc and VAT incurred thereon.

**Entry**

By arrangement.

## Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective 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.

## Viewing/Further Information

Strictly through the sole agents:  
Whitelaw Baikie Figs.

Contact: David Rooney [david@wbf.co.uk](mailto:david@wbf.co.uk)  
Tel: M 07831 489379

## LOCATION PLAN



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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.

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