



Attractive Suburban Investment

Rent: £7,500pa

Expiry: 3rd September 2028

Let to Rumours Aesthetics Ltd

Under going Tenant Fit Out

Price: O/O £97,500

Location

The property is situated on the east side of Busby Road, within the affluent Clarkston suburb of Glasgow.

Busby Road is one of the arterial routes within the south side of Glasgow, linking Clarkston with Giffnock, Busby and East Kilbride. Busby Road forms the main shopping thoroughfare in Clarkston with various multiple occupiers in the vicinity including Tesco, PDSA, Shelter, Pizza Hut, Betfred, Boots and Costa Coffee.

Accommodation

The property comprises a retail unit over ground floor only and sits within a traditional three storey building of stone construction.

The subjects offer sales over the ground floor with staff facilities to the rear. The unit trades as a beautician and is well presented, benefitting from internal division into four treatment areas.

The premises extend to the following approximate areas:

Ground Floor: 505 sq ft / 46.91 sqm

Tenancy

The premises are held on a full repairing and insuring lease to Rumours Aesthetics Ltd expiring 3rd September 28 with a tenant break option in 4th September 26. The passing rent is £7,500pa..

Price

Offers Over £97,500

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with -

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