



Hot Food Takeaway Unit – potential to be combined with adjacent unit

Located in busy southside suburb

Rent: o/o £27,000pa

Ground Floor 841 sq ft / First Floor 710 sqft

Location

Clarkston is an affluent commuter suburb located in the south side of Glasgow approximately 5 miles from Glasgow City Centre.

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 Clyde Property, Slater Hogg & Howison, Corum, Greggs, Costa and Tesco.

Accommodation

The subjects comprise a hot food takeaway unit forming the ground floor and first floor of a two storey building which includes 3 other commercial units. The premises benefit from rear access for parking and deliveries.

Internally the ground floor is fitted as a hot food takeaway unit with staff and storage facilities located on the first floor.

The premises extend to the following approximate areas:

Ground Floor: 841 sq ft / 78.13 sqm

First Floor: 710 sq ft / 65.96 sqm

****Please note the premises could be combined with 4 Busby Road to create a larger unit. Further information available on request.****

Rent

Offers over £27,000pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £17,400

Planning

The subjects currently benefit from Hot Food Takeaway (Sui Generis) consent. There is permitted change to Class 1A retail and Class 3 restaurant consent.

EPC

On application

Legal Costs

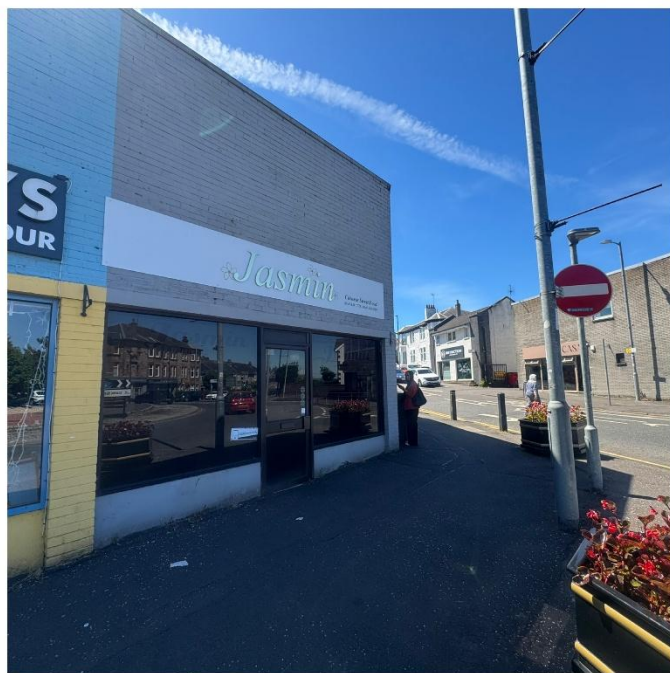
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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2 Busby Road
Clarkston, Glasgow G76 7XL

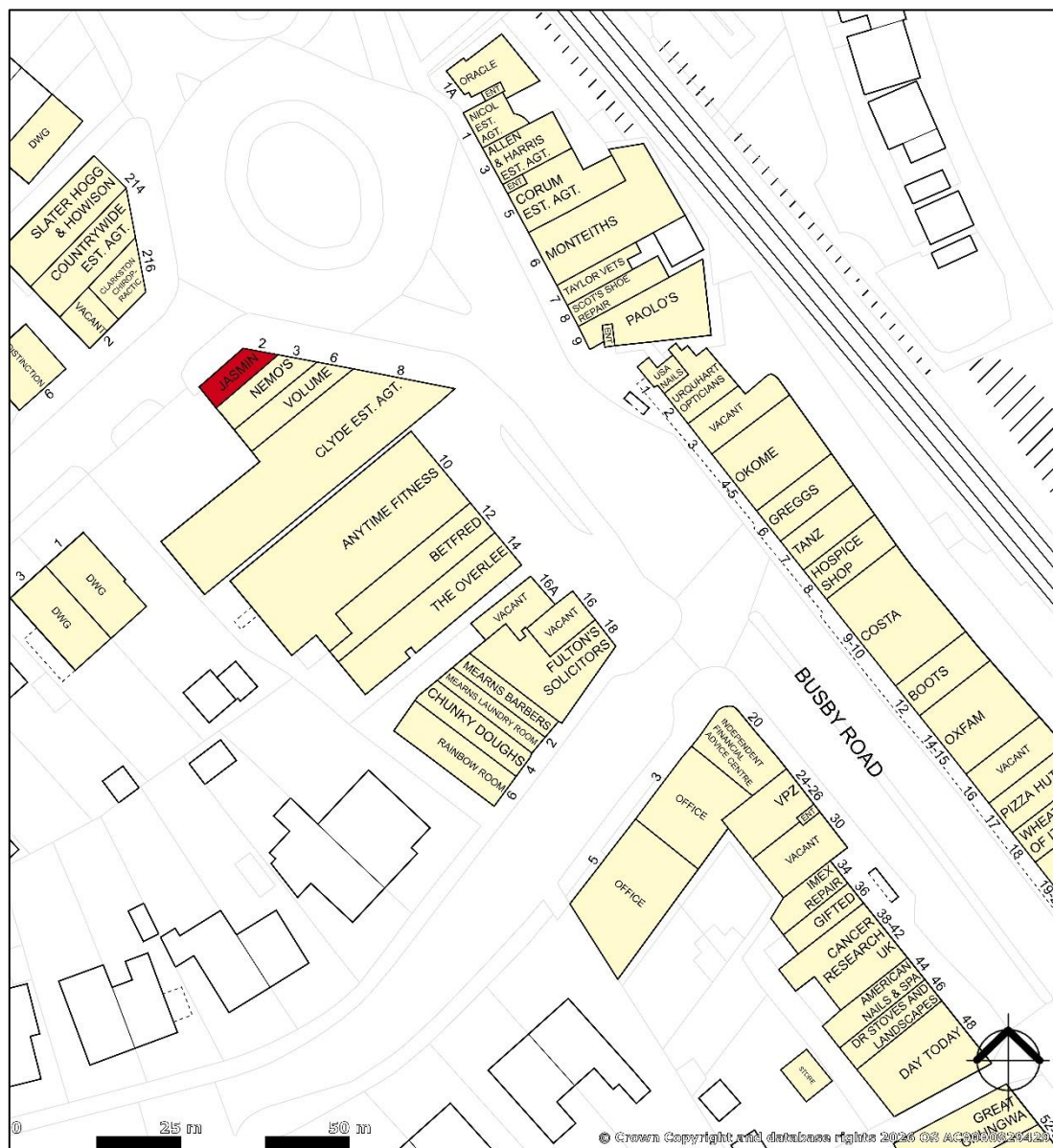




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Viewing strictly by appointment with BRITTON PROPERTY:

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