



Retail Unit – potential to be combined with adjacent unit

Located in busy southside suburb

Rent: o/o £23,000pa

Ground Floor 825 sq ft / First Floor 672 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 retail 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 unit at ground floor comprises sales area to the front with staff and storage facilities located on the first floor.

The premises extend to the following approximate areas:

Ground Floor: 825 sq ft / 76.64 sqm

First Floor: 672 sq ft / 62.43 sqm

****Please note the premises could be combined with 2 Busby Road to create a larger unit. Further information available on request.****

Rent

Offers over £23,000pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: TBA

Planning

The subjects currently benefit from Class 1A consent. There is permitted change to 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 incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



BRITTON
PROPERTY

To Let

4 Busby Road
Clarkston, Glasgow G76 7XL

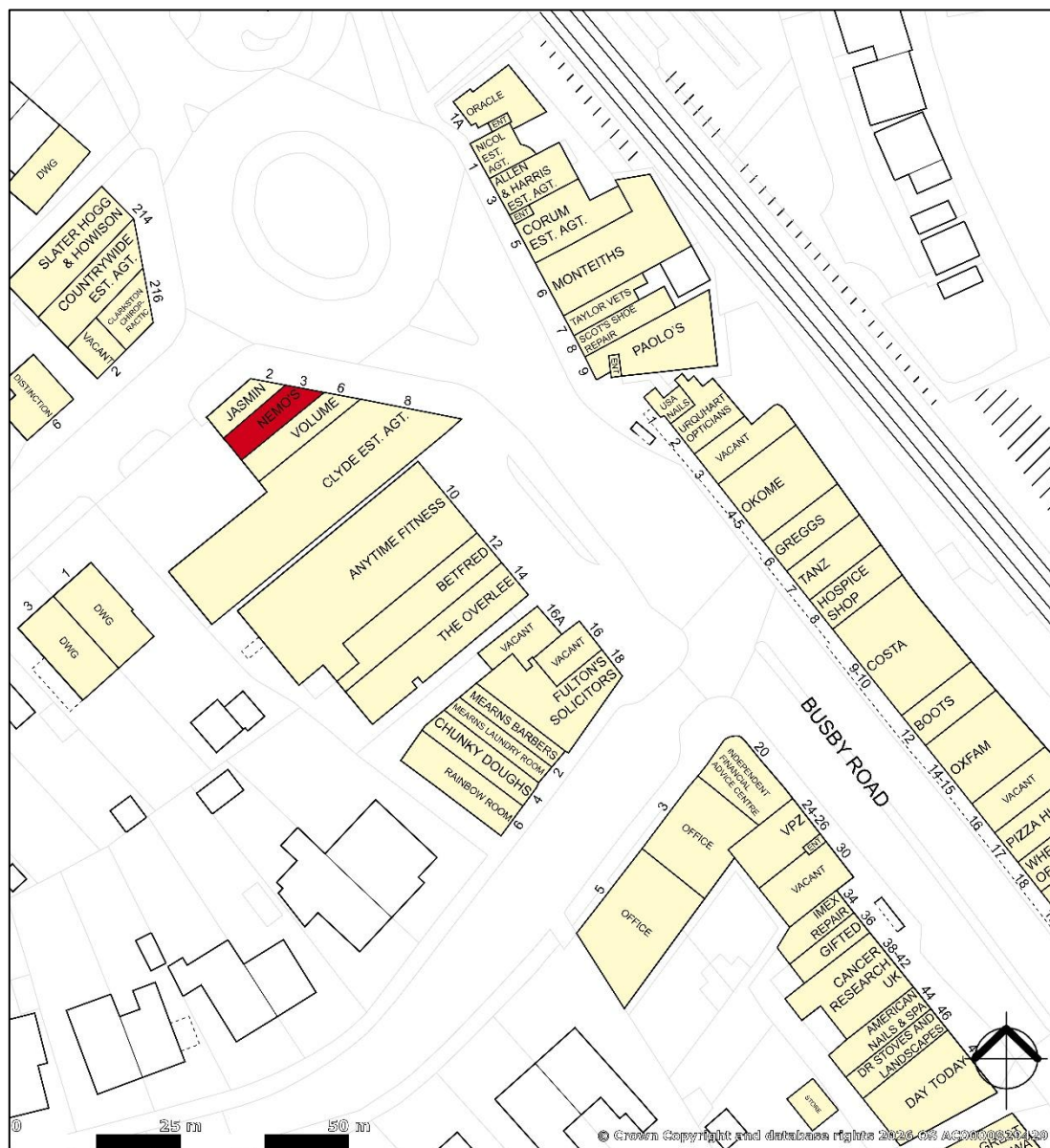




BRITTON
PROPERTY

To Let

4 Busby Road
Clarkston, Glasgow G76 7XL



Viewing strictly by appointment with BRITTON PROPERTY:

Andrew Britton
T. 07990 505 421

E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.