



TO LET / MAY SELL
RETAIL / OFFICE PREMISES
350 SQ FT
219 CLARKSTON ROAD, GLASGOW, G44 3DS

LOCATION:

The subjects are located within the Cathcart area of Glasgow's south side approximately 4 miles south of the city centre. More specifically the subject property occupies a prominent position on the east side of Clarkston Road opposite its junction with Merrylee Road.

Clarkston Road is a main arterial route with high volumes of passing traffic connecting with various populous neighbouring areas of the south side including Muirend, Netherlee, Clarkston, Giffnock and Newton Mearns.

Excellent access to public transport links are provided with Cathcart Railway Station less than a 10 minute walk north whilst regular bus services operate on Clarkston Road.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Ground floor retail premises forming part of a larger tenement building.

Externally benefits from a single shopfront with pedestrian door both protected by roller shutters.

Internally provides well-presented open plan accommodation to the front, partitioned beauty room to the rear and a single WC.

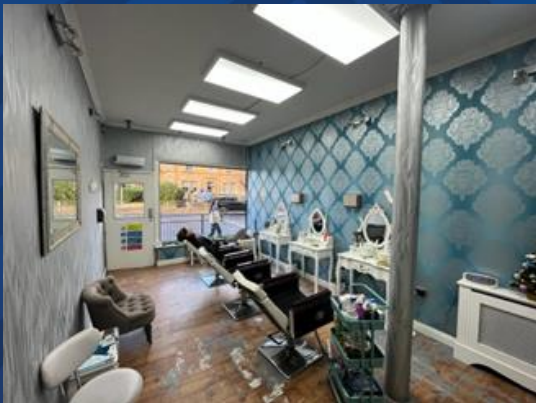
RATEABLE VALUE:

£5,100

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

AREA:

NIA 32.52 SQ M / 350 SQ FT



ENERGY RATING:

Available on request

RENT, LEASE DETAILS, PRICE ETC:

The subjects are available by way of a new FRI lease at a rent of £8,000 per annum.

Alternatively, our client may consider disposing of their heritable interest in the subjects with quoting information available on request.

VIEWING:

STRICTLY by appointment through the joint letting/selling agents.

Agency Department

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