






RETAIL To Let

 166 Holmlea Road,
Glasgow, G44 4BA

-  Busy thoroughfare
-  Well presented premises
-  Recently refurbished
-  Potential rates relief
-  Ample free parking

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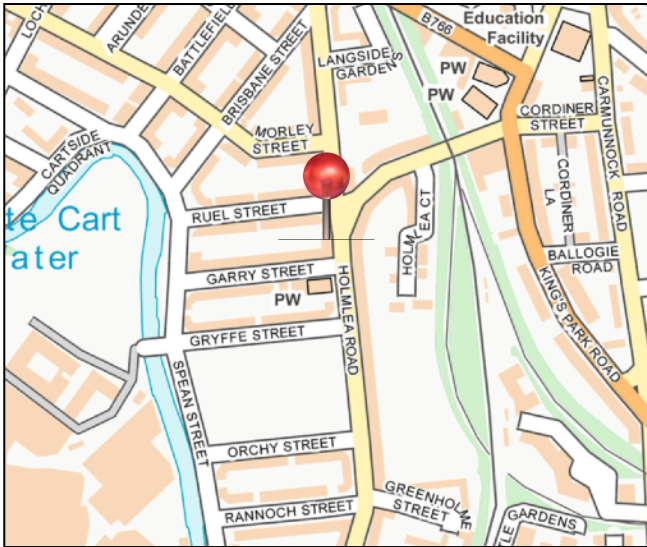
Viewing strictly by appointment with the sole letting agents. Call **0141 291 5786**



Location

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The town sits approximately 50 miles west of Edinburgh and connects the central belt via the M8 motorway network.

The subjects are located on the west side of Holmlea Road at its junction with Garry Street and directly opposite it's junction with Cathcart Road. Holmlea Road forms a continuation of Clarkston Road, a busy arterial route in the south side of Glasgow. The property enjoys excellent public transport connections, with regular and varied bus services passing along Holmlea Road and Battlefield Road, whilst Mount Florida railway station is only a few minutes' walk away. The surrounding area is mainly residential in nature.



Description

The property comprises a single fronted shop unit contained within a four floor red sandstone tenement building. There is retail space on the ground floor and residential accommodation above.

The hair salon is accessed via twin recessed timber framed pedestrian doors. Internally, the open plan space is rectangular in shape and has recently been refurbished. The floor is covered in tiles, the walls are of plaster/paint and the suspended grid ceiling incorporates LED spot lighting. To the rear there is a WC and a small kitchen with laundry facilities. Central heating and hot water is provided via a gas boiler.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area & storage	31.03	334

The above areas have been calculated on a NIA basis in compliance with RICS Code of Measuring Practice (6th edition).

Lease Terms

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £8,400 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£5,800
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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