

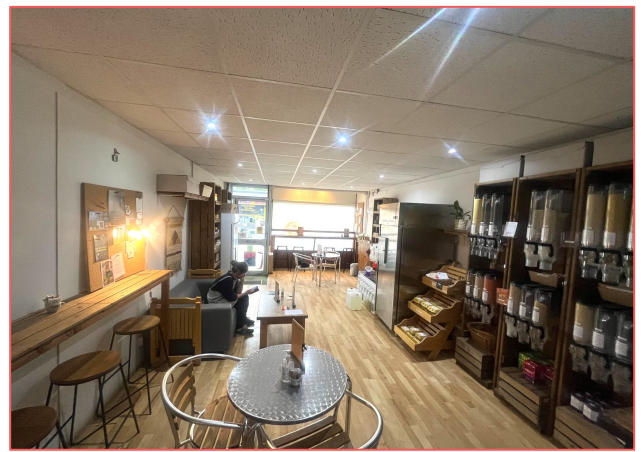
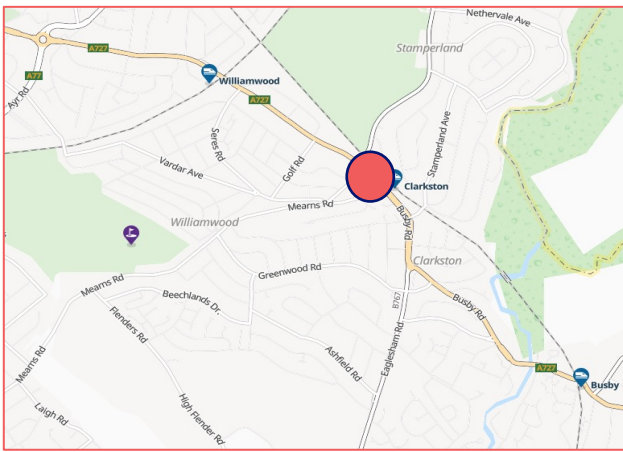


TO LET RETAIL / OFFICE PREMISES

901 SQ FT

44 BUSBY ROAD, CLARKSTON, GLASGOW, G76 7XJ

- Attractive Class 1A premises
- Located within the desirable and affluent Clarkston area of Glasgow's South Side
- Highly prominent unit situated opposite Clarkston Railway station
- Potential for Class 3 / Hot Food, subject to planning
- New FRI lease available
- Neighbouring occupiers include Tesco, Cancer Research, Pizza Hut, Costa Coffee, Shelter.



LOCATION

The subjects are located within the affluent and popular Clarkston area of Glasgow's south side just 6 miles south of Glasgow City Centre

More specifically the subjects command a highly prominent position on the west side of Busby Road immediately opposite the entrance to Clarkston Railway Station.

Parking is provided to the front of the subjects as well as at Clarkston Railway Station.

Neighbouring occupiers include Tesco, Cancer Research, Pizza Hut, Costa Coffee and Shelter.

DESCRIPTION

Mid-terraced retail / office premises arranged over ground floor and attic of a larger retail parade.

Externally benefits from a large display window with adjacent pedestrian access door.

Internally the subjects provide open-plan accommodation at ground floor level with WC facilities provided to the rear.

A single staircase to the rear provides access to the attic, ideal for storage.

The unit also benefits from rear door access via a service lane, prefer for deliveries.

The subjects benefit from an intruder alarm system.

PLANNING

Benefits from Class 1A – ideal for office, retail, salon type uses.

May be suitable for hot-food / class 3 subject to planning

ACCOMMODATION

NIA	sq m	sq ft
Ground	56.34	606
Attic	27.36	295
Total	83.70	901

BUSINESS RATES

RV	£13,250
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Occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.

EPC

Available on request.

ASKING TERMS

The subjects are available on the basis of a new FRI lease with offers over **£16,500 per annum** invited.

No VAT is payable on the rent.

VIEWING & FURTHER INFORMATION

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