G·M·BROWN

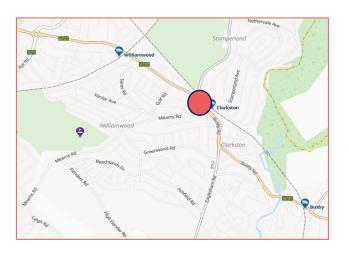


TO LET RETAIL / OFFICE PREMISES

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

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

BUSINESS RATES

RV £13,250

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

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN
0141 212 0059
www.gmbrown.co.uk

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. JUNE 2024