



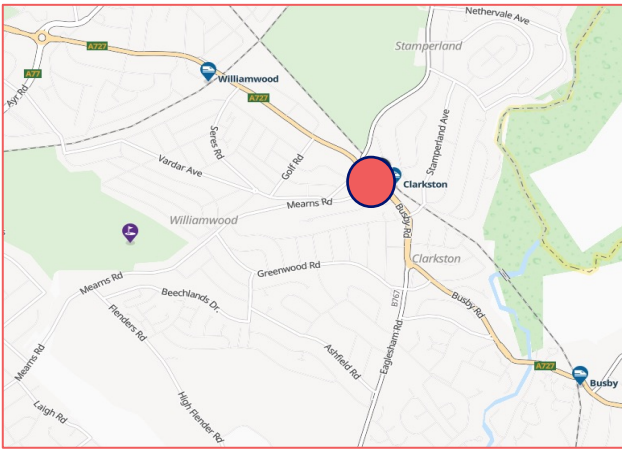
## TO LET RETAIL / OFFICE PREMISES

657 SQ FT

30 BUSBY ROAD, CLARKSTON, GLASGOW, G76 7XH

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- Double-fronted Class 1A premises
- Located within the desirable and affluent Clarkston area of Glasgow's South Side
- Highly prominent pitch with high volumes of passing traffic
- New FRI lease available
- Neighbouring occupiers include VPZ, Independent Financial Advice Centre, Costa Coffee, Boots, Oxfam, Fulton's Solicitors & Estate Agents



## 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 by its junction with Mearns Road.

Parking is provided on the surround streets as well as at Clarkston Railway Station.

Neighbouring occupiers include VPZ, Independent Financial Advice Centre, Costa Coffee, Boots, Oxfam, Fulton's Solicitors & Estate Agents

## DESCRIPTION

Mid-terraced ground floor retail / office premises.

Externally benefits from a double shopfront protected by electrically operated security shutter.

Internally the subjects provide open-plan accommodation complete with WC's to the rear.



## ACCOMMODATION

	sq m	sq ft
NIA	61.04	657

## BUSINESS RATES

RV	£15,750
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## EPC

Available on request.

## ASKING TERMS

The subjects are available on the basis of a new FRI lease with offers over **£18,500 per annum** invited.

No VAT is payable on the rent.

## VIEWING & FURTHER INFORMATION

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