

FOR SALE - RETAIL

580 CLARKSTON ROAD

NETHERLEE, GLASGOW, G44 3SQ



KEY HIGHLIGHTS

- 518 sq ft
- Located within the affluent and popular Netherlee area of Glasgow's South Side
- On-street parking provided
- Eligible for 100% rates relief under Small Business Bonus Scheme
- Highly prominent end-terraced Class 1A premises
- Excellent investment / owner-occupier opportunity
- Unit is presented in shell condition, scope for mezzanine subject to planning
- Offers over £150,000 invited - no VAT

SUMMARY

Available Size	518 sq ft
Price	Offers in excess of £150,000
Rates Payable	£5,851.50 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£11,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced Class 1A premises forming part of a larger retail parade.

Externally benefits from a single shopfront with integrated customer entrance.

Internally the subjects have been stripped out and present in "shell condition" with WC to the rear.

There is generous floor to ceiling height with scope to create a mezzanine subject to planning.

LOCATION

The subjects are located within the popular and affluent Netherlee area of Glasgow's south side just 4 miles south of Glasgow City Centre.

More specifically the subjects are situated on the west side of Clarkston Road by its junction with Ormonde Drive and immediately opposite Netherlee Primary School.

Muirend Railway Station is a 10-minute walk north whilst regular bus services operate on Clarkston Road.

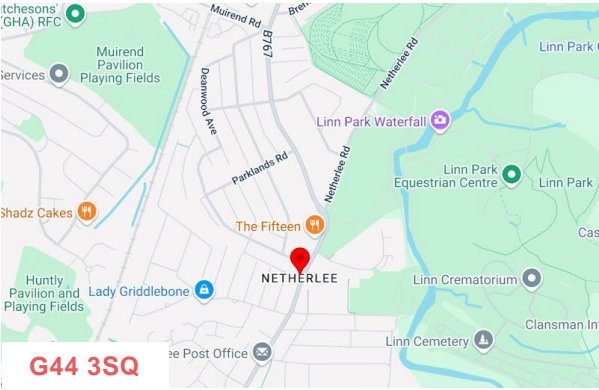
Free on-street parking provided.

Neighbouring occupiers include Bica Cafe, The Derby Cafe, Mr McGregors, Catch Fish & Chips, Clarkston Cycle Centre, Thomson Residential, Scots Pharmacy, Silks Boutique and Private Medical Rooms

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	518	48.12	Under Offer
Total	518	48.12	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk