






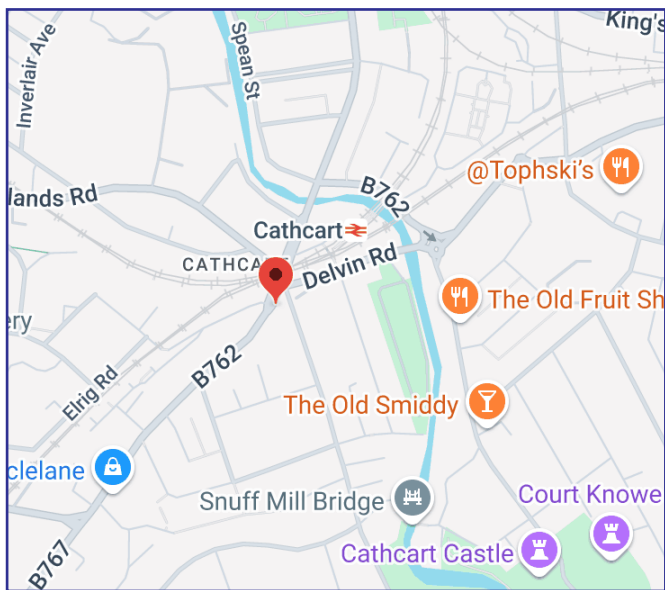
# Shop Unit To let



43 Clarkston Road, Glasgow

-  Prominent Retail Unit
-  Busy and full occupied local parade
-  Ground floor - 26.55 sq m (286 sq ft)
-  Rental offers over £9,250 per annum exclusive
-  100% rates relief to qualifying tenants

# 43 Clarkston Road, Glasgow



## Location

The property is located on the east side of Clarkston Road, within the Cathcart area of Glasgow, adjacent to the intersection between Delvin Road and Clarkston Road. Cathcart train station is located within a 2 minute walk from the property. Cathcart is in a much sought after affluent suburb of the city, with Shawlands, Battlefield and Clarkston situated nearby

## Description

The premises occupy the ground floor of a traditional four-storey sandstone tenement building. Internally, the subjects are laid out as an open plan sales area to the front, with a kitchen area, store and W/C facility to the rear. The frontage of the subjects benefit from an electronically operated roller shutter.

## Accommodation

We calculate the net internal area over ground floor only:

26.55 sqm (286 sq ft).

## Lease terms

Offers in excess of £9,250 per annum exclusive are invited for the benefit of a full repairing and insuring lease of negotiable length.

## Rateable value

Rateable Value - £5,300.

The subjects will benefit from 100% rating relief for qualifying tenants, under the Small Business Bonus Scheme.

## Energy Performance Certificate

Available upon request.

## Anti Money Laundering

Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal costs

Each party to pay their own legal costs in connection with the transaction with the ingoing tenant being responsible for any registration dues and stamp duty.

## Viewing and further information

Strictly by appointment with the sole agents

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