

TO LET / MAY SELL

PROMINENT RETAIL UNIT

125 Busby Road, Clarkston, Glasgow. G76 8BD



Location

The property is situated in a prominent location on the eastern side of Busby Road, Clarkston, Glasgow.

Busby Road sits within Clarkston, a popular residential suburb of Glasgow approximately 4.5 miles to the south of Glasgow City Centre. It forms the main commercial thoroughfare for the area. Nearby occupiers include Westpoint Homes, Bonnie Fleurs and AA Podiatry.

Description

The property comprises a retail unit over ground floor only and sits within a traditional three storey building of stone construction.

The subjects offer sales over the ground floor with staff facilities to the rear. The unit formerly traded as a beautician and is well presented, benefitting from internal division into four possible treatment areas.

Externally, the unit is secured by way of two wooden 'storm' type doors with a wooden frame glazed panel frontage to the side.

Accommodation

The unit is arranged over ground floor level only and extends to the following approximate net internal floor areas:

Net frontage	5ft 11 ins	1.80 m
Ground Floor	420 sqft	38.98 sqm

Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £8,750 per annum exclusive. A sale of the Heritable Interest may be considered for a sum in excess of £90,000.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from Class 1 (Retail) consent.

Rating Liability

Rateable Value	£7,800
UBR (2022/23)	£0.498
Rates payable	£3,885

Please note, 100% rates relief may apply under the Small Business Bonus Relief Scheme

Viewings



All viewings and further information is via the sole letting agents.

Douglas Hogg

HSA Retail

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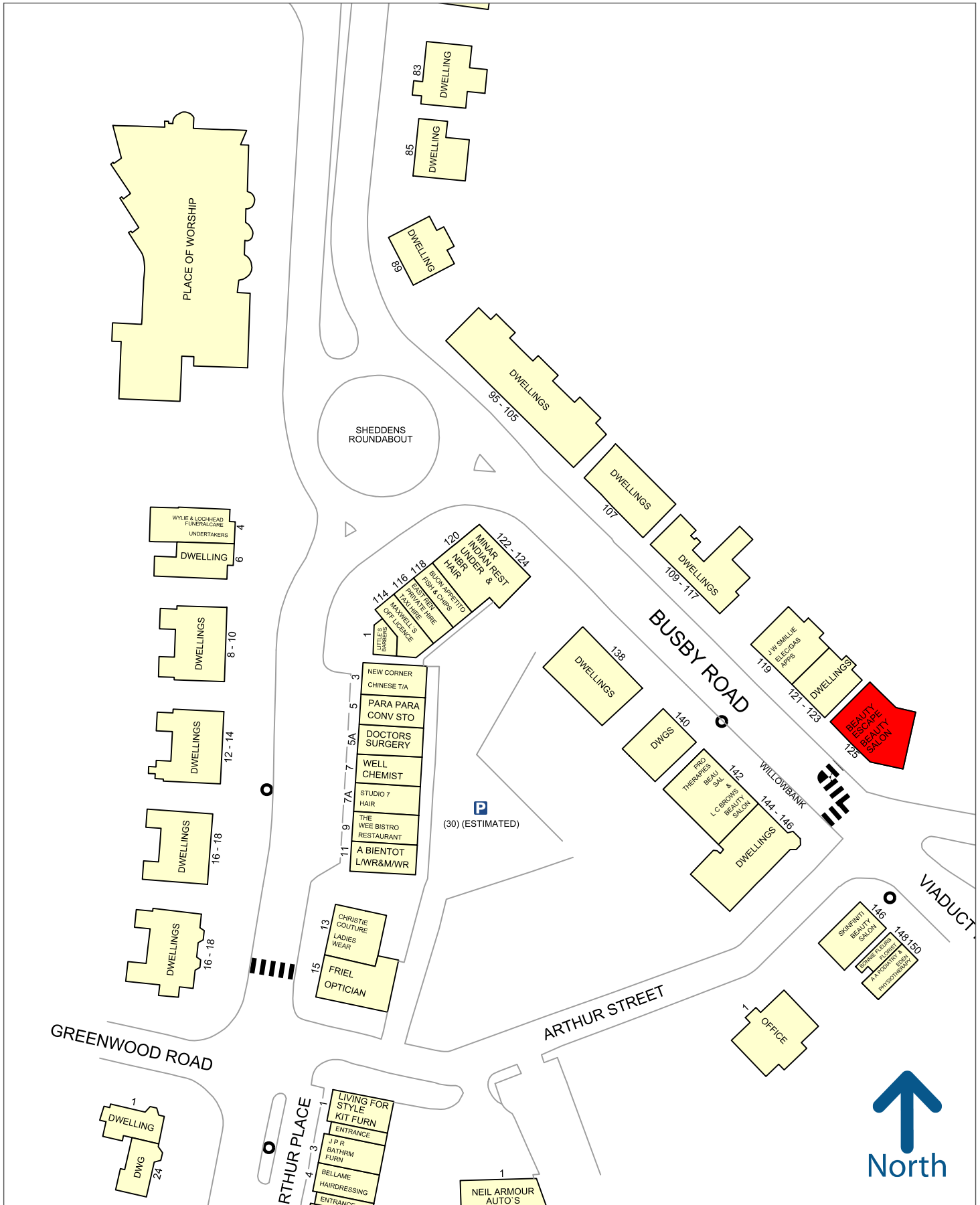
Email: douglas.hogg@hsaretail.com

Subject to Contract

Date: September 2022

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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