

FOR SALE

PROMINENT RETAIL UNIT

17 Clarkston Road, Cathcart, Glasgow. G44 4EF



Location

The property is situated in a prime location on the south eastern side of Clarkston Road, within the Cathcart suburb of Glasgow.

Clarkston Road provides one of the main arterial routes running through Glasgow's south side and sits within a very popular residential area complimented with a strong mix of retail and leisure. Nearby occupiers include Whitecart Dental Care, Mercia Barbers, Roshia Hair, Spar, Ovenbird Coffee House & Brew Bar plus fit for it. Cathcart railway station is located within a short walk to the rear of the subjects.

Description

The property comprises a retail unit over ground and basement levels set within a modern style building with residential above.

The subjects offer sales over the ground floor with storage and staff facilities in the basement. The unit benefits from a manual roller shutter grill within the front display window.

Accommodation

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

Ground Floor (Sales)	336 sqft	31.19 sqm
Basement (Storage/Staff)	419 sqft	38.94 sqm

Total Net Internal Area	755 sqft	70.13 sqm
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Price

The Heritable Interest of the unit is available for sale at offers in excess of £70,000 ex VAT.

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 (effective 1st April 2023)

Rateable Value	£6,100
UBR (2023/24)	£0.498
Rates payable	£3,038

The subjects may benefit from 100% rates relief under the Small Business Bonus Scheme

Viewings



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

Douglas Hogg

HSA Retail

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Subject to Contract
Date: September 2023

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