

For Sale

Prominent Retail Unit

**369 Clarkston Road,
Cathcart, Glasgow, G44 3JG**



Location

The property is situated in a prime location on the south eastern side of Clarkston Road, close to the junction with Dairsie Street and 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 Julie's Alterations, L&K Hairdressing, KC Events, Creative Cakes & Supplies, Stop & Shop Newsagents, Stevensons Schoolwear plus the Ashoka Restaurant.

Description

The property comprises a retail unit over ground floor level only and is set within a traditional four storey tenement style building of sandstone construction.

The subjects offer sales over the ground floor with staff and WC facilities to the rear. The unit benefits from a manual roller shutter grill within the front display window. The unit is fitted out for the purposes of a financial adviser.

Accommodation

The unit is arranged over the ground floor and extends to the following approximate floor areas:

Ground Floor	353 sqft	32.80sqm
WC Area	40 sqft	3.72sqm
Total Net Internal Area	353 sqft	32.80sqm

Price

The Heritable Interest of the unit is available for sale at offers in excess of £82,500 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 a Class 1A (Retail) consent

Rating Liability

Rateable Value	£6,100
UBR (2024/25)	£0.498
Rates payable	£3,038 for current year

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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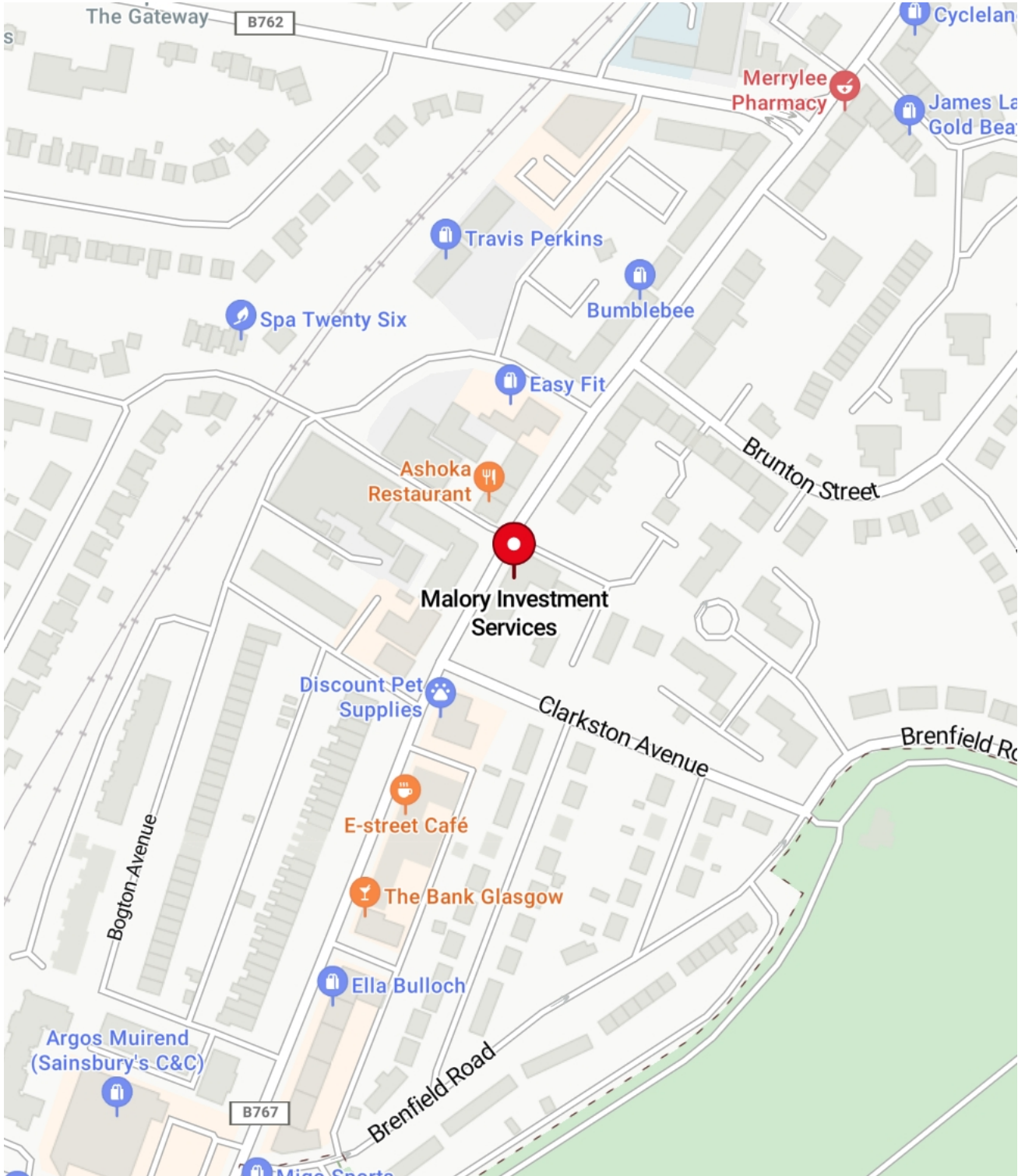
Subject to Contract

Date: October 2024

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