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retail

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FOR SALE

RETAIL PREMISES

11 Clarkston Road, Glasgow, G44 4EF

- Located along busy thoroughfare, close to Cathcart train station.
- Fully fitted hairdressers with extensive range of associated equipment.
- Fit for “next day” trading purposes as hairdressers.
- Approx. Net Internal Area of 88.09 sq. m. (948 sq. ft.)
- EPC Rating G.
- Offers in the region of £55,000

Commercial Department

14 Newton Place, Glasgow, G3 7PY **0141 332 8615**

LOCATION

The subject property is located on the east side of Clarkston Road, at its northern end, where it adjoins Holmlea Road, within the Muirend/Cathcart district of Glasgow, with Glasgow City Centre lying approximately 3 miles to the north.

Clarkston Road is a popular arterial route linking the south side of Glasgow with the city centre and accordingly, the subjects benefit from reasonably high levels of passing vehicle traffic on a daily basis.

Cathcart railway station lies in close proximity to the subjects, with neighbouring properties comprising secondary/tertiary retailing at ground level, mainly within traditional tenemental buildings with the upper levels being either commercial office or flatted residential users.

Occupiers in close proximity include a licensed restaurant, a dental practice and a convenience store.

The approximate location of the subjects is highlighted on the plan below.

DESCRIPTION

The subjects comprise a ground floor retail unit arranged over ground and basement levels of a larger detached building which extends two storeys in height and is of brick and blockwork construction surmounted by a pitched and tiled roof.

The subjects have the benefit of a display frontage to Clarkston road and roller shutter protection to both windows and access doorway.

The subjects were used latterly as a hairdressers and are arranged and fitted out internally in a manner suited to this use.

The subjects comprise at ground floor level; a main sales/customer area, staff area to the rear and an external toilet with storage at basement level.

AREAS

According to our calculations, the subjects extend to the following Net Internal areas:-

Ground Floor	39.15 sq.m	(421 sq.ft)
Basement	48.94 sq.m	(526 sq.ft)
TOTAL	88.09 sq.m	(948 sq.ft)

RATING ASSESSMENT

From the Assessor's website we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £4,900.

PRICE

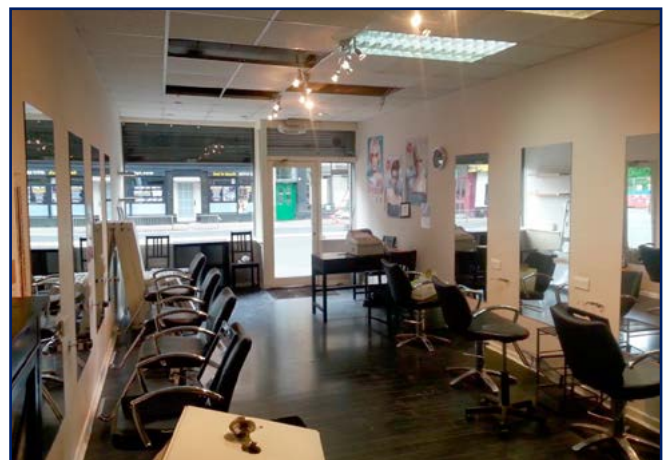
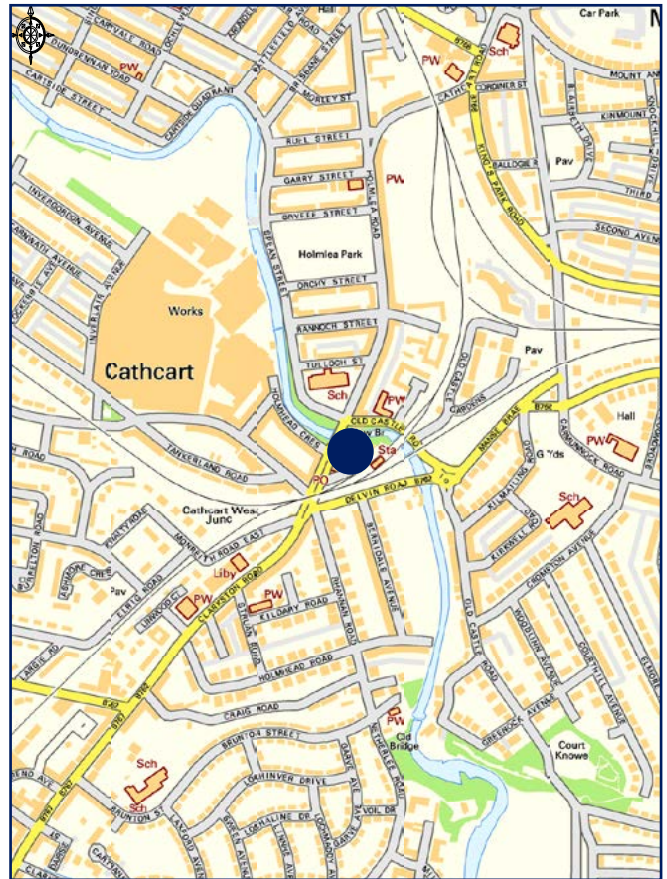
Our client is seeking offers in the region of £55,000 for their heritable interest in the property.

VAT

Our clients have not elected to waive exemption for VAT and, accordingly, VAT will not be payable on the purchase price.

EPC

The property has an Energy Rating of G. A copy of the Energy Performance Certificate (EPC) for the subjects can be made available upon request.



DATE OF ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment and arrangements should be made by contacting Stephen McIntyre or Michael MacLeod at this office on 0141 332 8615 or by email stephen.mcintyre@dmhall.co.uk or michael.macleod@dmhall.co.uk

IMPORTANT NOTICE

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