

TO LET

Modern Retail Unit

NIA: 43.29 Sqm (466 Sqft)

High Quality Retail Unit

Located in Glasgow's Southside

High Levels of Passing Traffic

On-Street Parking Located Nearby

Sale price: Offers In Excess of
£120,000



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665A CLARKSTON ROAD, GLASGOW, G44 3SE

CONTACT:

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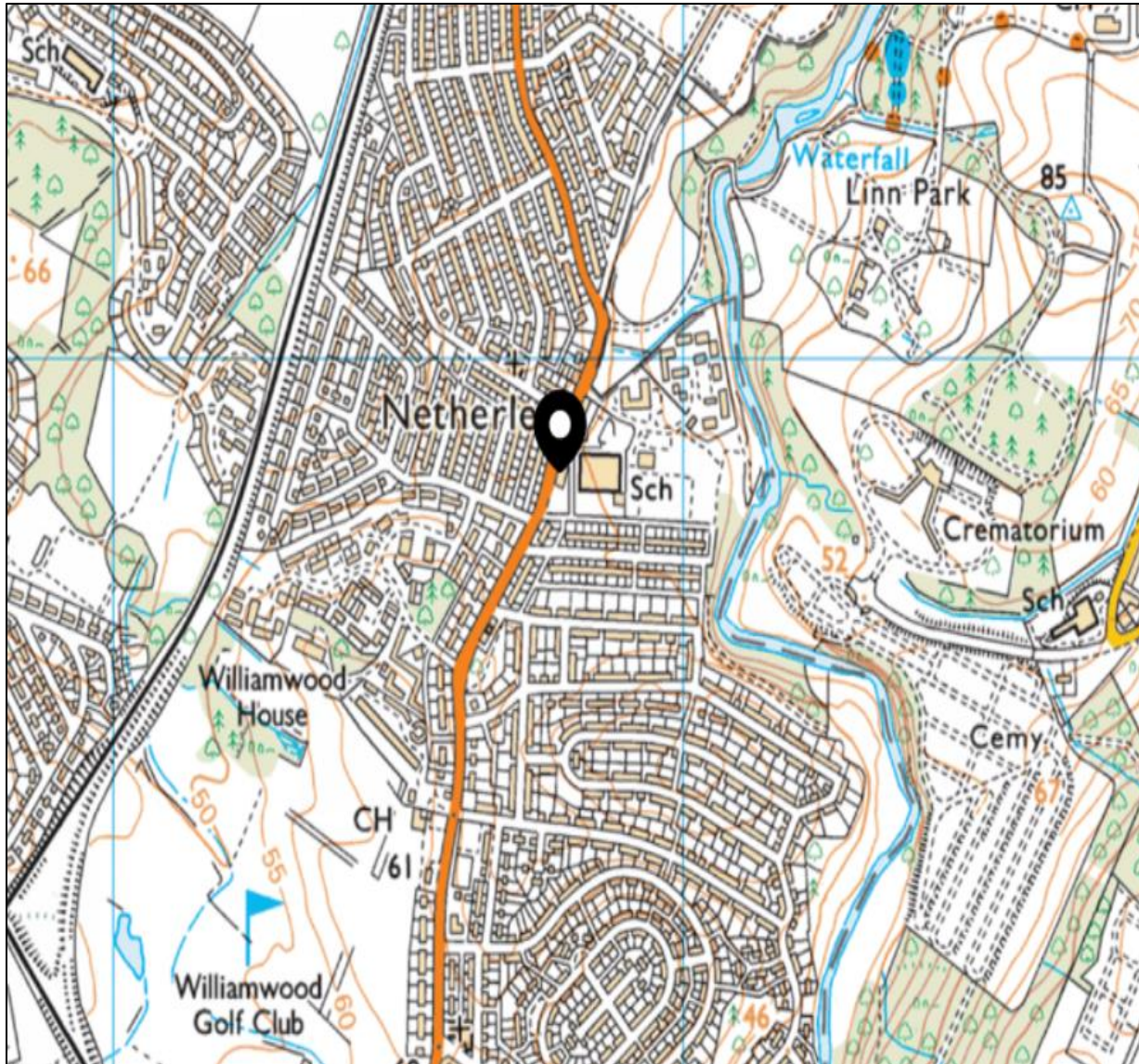
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Location

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The subjects are located in Clarkston, an affluent suburb, located approximately 4 miles from Glasgow City Centre.

Clarkston benefits from strong transport with Muirend Railway Station is located approximately 0.6 miles from the subject and offers direct services into Glasgow Central Station. The surrounding area is also well served by numerous bus routes to Buchanan Bus Station as well as other areas within Greater Glasgow.

The subjects occupy a prominent pitch on Clarkston Road which acts as one of the main arterial routes through Netherlee, providing access to areas such as Clarkston and Giffnock. The surrounding area consists of a blend between retail and residential occupiers which include Thomson Residential, New Life Pharmacy and Sainsbury's.



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Description

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The subjects comprise a ground floor retail unit, which forms part of a larger three storey tenement building with residential dwellings on the upper floors. The property benefits from a dedicated pedestrian entrance via Clarkston Road as well as having a large glazed shopfront.

Internally, the subjects benefit an open plan sales area located to the front of the premises, with a tiled flooring finish and hanging LED strip lighting. Ample storage space and W/C facilities can be located to the rear of the property.

ACCOMMODATION

	SQM	SQFT
Accommodation	43.29	466
TOTAL	43.29	466

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



SALE PRICE

Our client is seeking offers in excess of £120,000 for their heritable interest in the property.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £9,500. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming tenants may be eligible for 100% rates relief through the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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