

Ryden

FOR SALE

RETAIL INVESTMENT
85 SQ M (917 SQ FT)



735-737 CLARKSTON
ROAD
NETHERLEE
G44 3XA

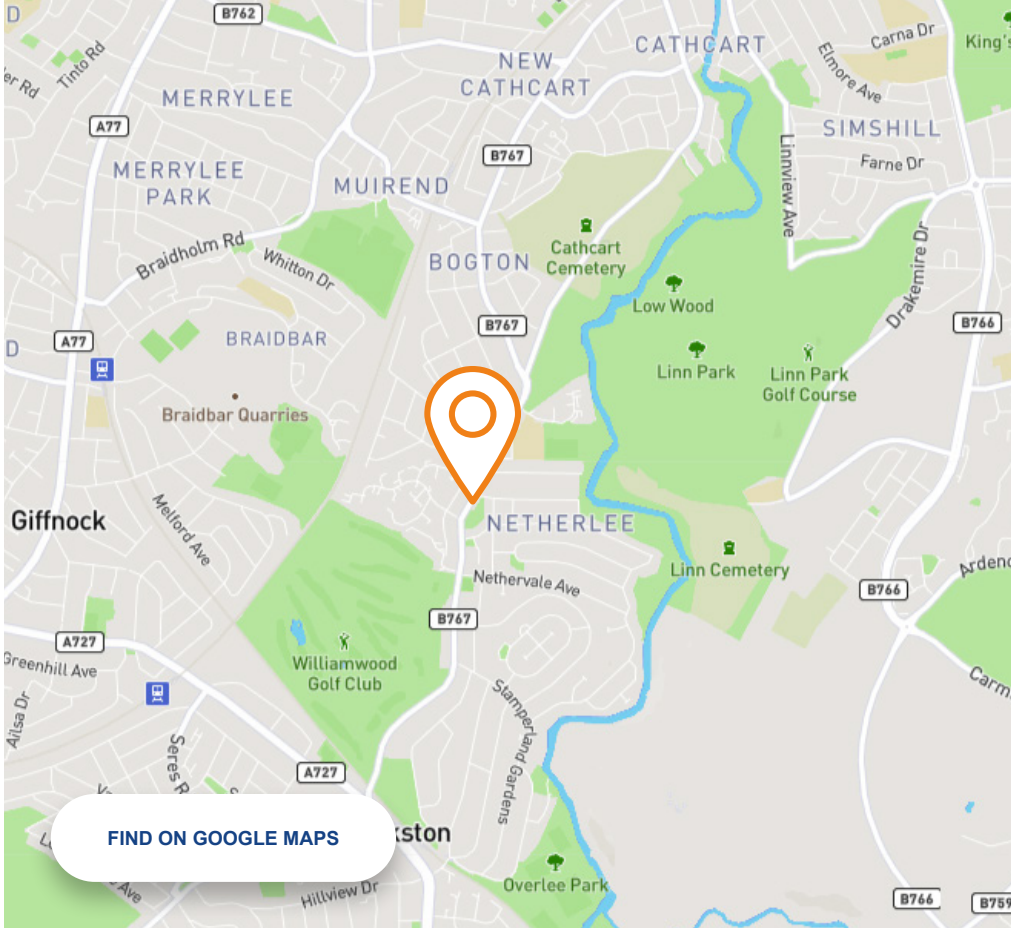
PROMINENT RETAIL UNITS

OCCUPIERS BENEFIT FROM

100% RATES RELIEF

VAT FREE

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LOCATION

Glasgow is Scotland's largest city and benefits from a resident population in the order of 630,000 with a further catchment in excess of 2million.

Situated just 6 miles south of Glasgow City Centre, Muirend is an urban suburb well served with bus and rail services to the city centre and beyond. Clarkston Road is one of the main arterial routes north/south from the City Centre to Clarkston and the subjects are within a 4 minute walk to Muirend Train Station. The area is easily accessible from the south side of Glasgow, East Renfrewshire and East Kilbride and within easy access of the M77 motorway.

DESCRIPTION

The property is situated on a prominent parade onto Clarkston Road close to the junction of Netherburn Avenue and nearby occupiers include Anderson McGuire, MKD Dentistry and Laird & McMillan.

Internally the subjects are arranged over ground floor and provides a front sales area with kitchen to the rear.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
735 GROUND FLOOR	34	368
737 GROUND FLOOR	51	549
TOTAL	85	917

TENANCY

The head lease is with effect from 13 January 2014 until 12 January 2039 at a passing rental of £19,800 pa.

The head tenant has sublet 735 Clarkston Road on a co-terminus basis at a passing rental of £11,440 pa. Further information is available upon request.

EPC

Available upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as follows:

DESCRIPTION	RATEABLE VALUE
735	£6,700
737	£9,500

Under the Small Business Scheme, both occupiers benefit from 100% rates relief.

PLANNING

The subjects have a Class 1A (retail) use.

PRICE

The property is for sale at a price of £250,000 which reflects a net initial yield of 7.75% assuming costs of 2.20%.

VAT

This property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.





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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2025**

