

**TO LET**

**RETAIL / OFFICE UNIT**



**32 CLARKSTON ROAD, GLASGOW, G44 4EH**

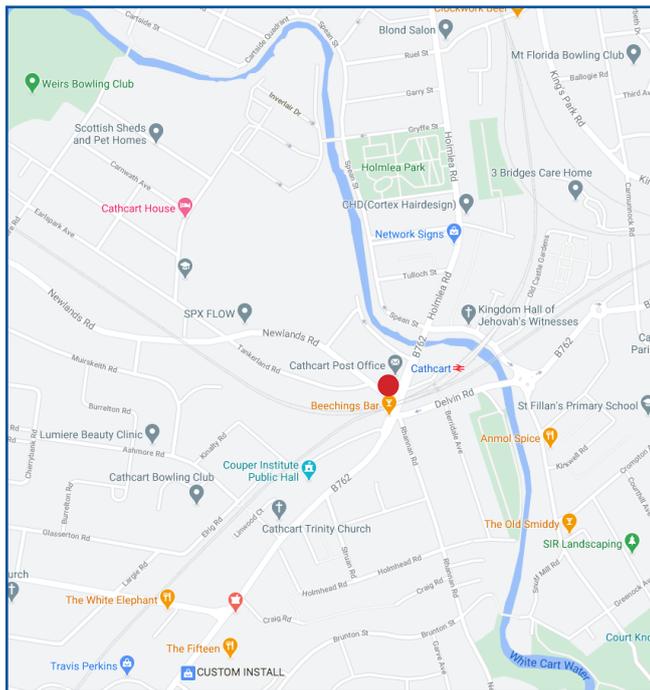
- **Prominent corner position**
- **Suitable for retail or office use**
- **Comprehensively refurbished**
- **Immediately opposite Cathcart railway station**
- **Popular southside location**
- **On street parking adjacent**
- **No VAT on rent**
- **100% rates relief**
- **86.62 sq m (931 sq ft)**
- **Rent £12,500pa**

## Location

The property benefits from a highly prominent position at the corner of Clarkston Road and Newlands Road, being opposite Cathcart Railway station and within the Cathcart area of Glasgow, approximately 4 miles south of Glasgow City Centre. Clarkston Road forms a main arterial route leading through the popular southside of Glasgow, and runs from Mount Florida/Cathcart to the affluent areas of Muirend, Netherlee and Clarkston. Newlands and Battlefield are also located close-by, with large numbers of resident population in both.

The property is well located in terms of public transport, with regular train services from Cathcart railway station, as well as numerous bus services running along Clarkston Road and Holmlea Road.

The surrounding area is characterised by tenement buildings and is therefore densely populated, with a number of independent and national traders located close-by which include a grocers shop, restaurant, barbers shop and music school.



## Description

The property comprises a newly refurbished, prominent corner retail unit, formed on the ground floor of a traditional terraced tenement building, being 4 storeys in height and constructed of solid sandstone, having a pitched and concrete tiled roof. The unit benefits from a number of display windows to both Clarkston Road and Newlands Road with the main entrance to the property at the corner of both streets.

Internally, the property is currently laid out to form entrance doorway, main sales area, secondary sales/staff area, kitchen, store and toilet accommodation.

The property has been comprehensively refurbished, with new floor coverings, newly plastered walls and ceiling, new LED lighting and re-designed toilet area with new sanitaryware.

Heating is by means of wall mounted electric units.

## Areas / Accommodation

From sizes taken at the time of our inspection, we calculate the property to extend to the following areas:

Main sales area:	63.30 sq m (682 sq ft)
Rear staff/kitchen:	23.32 sq m (250 sq ft)
TOTAL:	86.62 sq m (931 sq ft)

The above areas exclude the toilet accommodation.

In addition to the above, there is a basement store accessed via a hatch, which provides very basic storage and which we understand extends to 35.54 sq m (383 sq ft) or thereby.

## Rating

The Rateable Value is still to be re-assessed, however it is estimated that the new Rateable Value will be in the region of £12,500.

100% rates relief will be available for occupiers of the space, under the Scottish Government's Small Business Bonus Scheme.

## Rent

£12,500pa

## Factor's charges

There is a common factor's charge in respect of the building, which includes building insurance, management, general repairs and maintenance of the building. Further details are available via the letting agent.

## VAT

There is no VAT payable on the rent.

## Energy Performance

The property has an EPC rating of G. A full copy of the certificate can be made available to interested parties if required.

## Legal Costs

Each party to bear their own legal costs.

The tenant will be responsible for the cost of any Registration Dues and LBTT.

## Date of Entry

Immediate entry is available.

## Viewing and further information

By contacting the Sole Letting Agent:

Thomson Property Consultants  
2nd Floor  
180 West Regent Street  
Glasgow  
G2 4RW

Contact: Eric Thomson  
Tel: 0141 611 9666  
Email: [eric@thomsonproperty.co.uk](mailto:eric@thomsonproperty.co.uk)



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