

FOR SALE

RETAIL UNIT



71c VIEWFIELD, MAIN ROAD, CARDROSS, G82 5PX

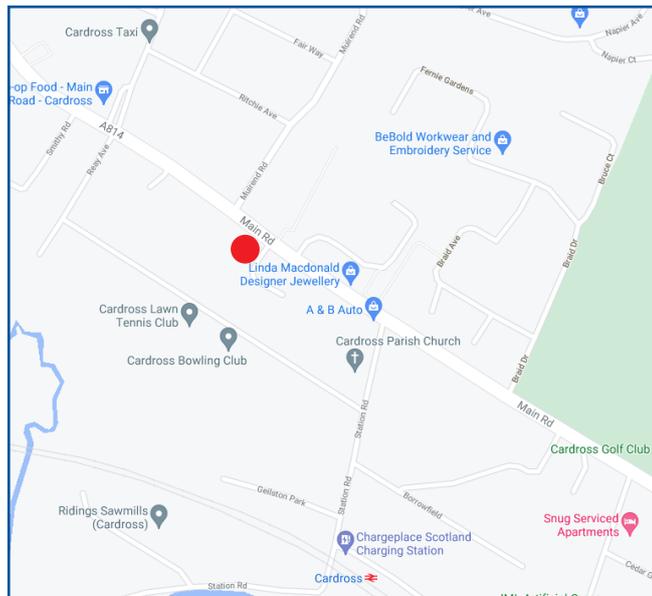
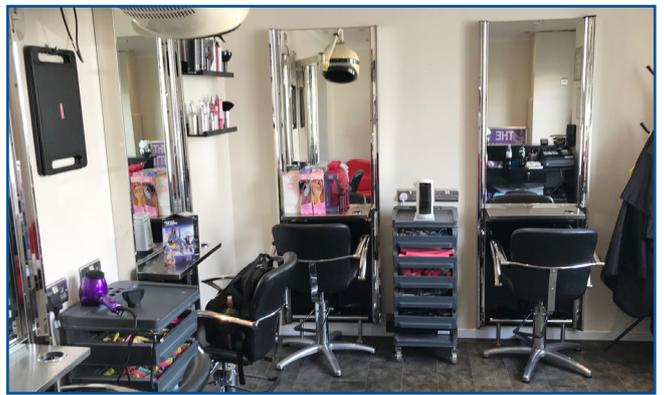
- **Rare purchase opportunity in village of Cardross**
- **Currently fitted as hairdressers – turn-key business opportunity**
- **Main road position**
- **100% rates relief**
- **No VAT on purchase price**
- **28.65 sq m (308 sq ft)**
- **Offers over £50,000**
- **Business for sale by separate agreement**

Location

The shop is located to the south of the A814, the main road passing through the village of Cardross. Cardross comprises a village with a population of approximately 2,500 and is formed on the northern banks of the Firth of Clyde, between Dumbarton to the east and Helensburgh to the west.

The village is well connected, with the A814 passing through its centre, whilst it has a mainline railway station and is well served by local bus services.

The main road forms the main retail area, with occupiers in the area including the local Co-op foodstore and a number of independent operators.



Description

The retail unit is formed on the ground floor of a traditional tenement building, being 2 storeys' in height, constructed of solid sandstone and having a pitched, timber framed and slated roof. The unit benefits from a modern double glazed upvc framed shopfront, adjacent to which is a modern entrance door, with both being protected by a steel roller shutter door.

Internally, the shop has been subdivided to form main sales area, rear shop, and kitchen/storage area. The toilet is formed separately and is accessed from the rear of the shop.

The main sales area has a suspended timber floor, finished in vinyl, with plasterboard lined walls and ceiling, incorporating modern recessed spotlights.

The shop is currently fitted as a hairdressers, with 4 haircutting positions formed to the front, 2 to the rear and 2 backwash units, also formed to the rear.

The kitchen contains a single stainless-steel sink and drainer served by an electric hot water geyser with base kitchen units. The toilet contains WC unit.

Areas/Accommodation

From sizes taken at the time of our inspection, we calculate the property to extend to a net internal area of 28.65 sq m (308 sq ft).

Hairdressing Business

The shop has been in use as a hairdresser for a number of years and currently trades as a successful salon, 'The Cutting Room'. The business, fixtures and fittings can be sold separately by arrangement with the owner. A full business inventory, business records and additional information can be supplied to seriously interested parties upon request.

Price

Offers over £50,000.

An additional premium is sought in respect of the business including fixtures and fittings.

The property benefits from 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

VAT

There is no VAT payable on the purchase price.

Energy Performance

The property has an EPC rating of [To be confirmed]. A full copy of the certificate can be made available to interested parties upon request.

Legal costs

Each party will bear their own legal costs in the transaction.

The purchaser will be responsible for the cost of any Registration Dues or LBTT.

Date of entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Selling 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



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