

TO LET - RETAIL

247, 265, 267 CLARKSTON ROAD

MUIREND, GLASGOW, G44 3DT



KEY HIGHLIGHTS

- 643 to 4,068 sq ft
- Comprises large retail unit plus 2 x hot-food units
- Available separately or can be combined to satisfy larger requirements
- 24 on-site parking spaces provided
- Located within the affluent Muirend area of Glasgow's South Side on busy main arterial route
- Benefits from Class 1A / Class 3 / Hot-Food Takeaway Consent
- Well suited for retail / showroom / restaurant / clinic / funeral directors / gym / convenience retail / trade-counter

SUMMARY

Available Size	643 to 4,068 sq ft
Rent	£17,500 - £55,000 per annum
Rates Payable	£11,952 per annum £4.29/sq ft payable, however, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£24,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

247 Clarkston Road - Large standalone retail unit of steel portal frame construction with extensive glazed frontage. Internally provides completely open-plan accommodation complete with WCs. Benefits from Class 1A / Class 3 consent.

265 & 276 Clarkston Road - 2 x hot-food takeaway units available separately or together. Each unit is self-contained with single shopfront and internally provides open-plan accommodation complete with WCs. Benefits from Sui Generis Hot-Food consent.

Both units benefit from mains supplies to gas, water and electricity (3 x phase).

LOCATION

The subjects are located within the popular and affluent Muirend area of Glasgow's South Side just 3.5 miles south of Glasgow City Centre. More specifically the subjects are situated on the east side of Clarkston Road opposite its junction with Merrylee Road. Clarkston Road is a busy main arterial route with high volumes of passing connecting with various populous neighbouring areas of the south side including Netherlee, Clarkston, Giffnock and Newton Mearns.

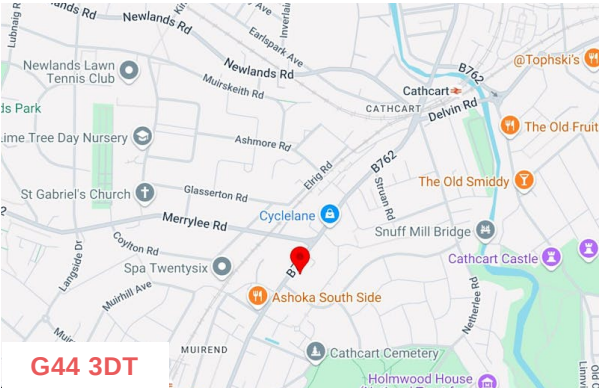
Cathcart Railway Station and Muirend Railway Station are an equidistant 10 minute walk north and south whilst regular bus services are provided on Clarkston Road.

Nearby occupiers include Tesco, William Hill, Cosmic Coppers Childcare, Merrylee Medical Centre, Merrylee Dental Practice and The Country Shop Butchers.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 247 Clarkston Road	2,782	258.46	£55,000 /annum	Available
Unit - 265 Clarkston Road	643	59.74	£17,500 /annum	Available
Unit - 267 Clarkston Road	643	59.74	£17,500 /annum	Available
Total	4,068	377.94		



VIEWING & FURTHER INFORMATION

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