

TO LET - RETAIL

681 CLARKSTON ROAD

NETHERLEE, GLASGOW, G44 3SE



KEY HIGHLIGHTS

- 1,271 sq ft
- Highly prominent double-fronted Class 1A premises
- Arranged over ground floor and basement
- Available on new FRI lease - £22,000 pa, no VAT
- Available due to retirement
- Located within the popular Netherlee area of Glasgow's South Side
- Class 3 / Hot-Food potential, subject to planning
- Neighbouring occupiers include Dough Balls, Beauty by Nirvana, Mics Pampered Pooches, Bica Cafe, The Derby Cafe and Poco Gelato.

SUMMARY

Available Size	1,271 sq ft
Rent	£22,000 per annum
Rates Payable	£7,345.50 per annum Some occupiers will be eligible for 25% rates relief under the Small Business Bonus Scheme.
Rateable Value	£14,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent end-terrace Class 1A premises arranged over ground floor and basement.

Externally benefits from a double shopfront protected by electric security shutters.

Internally the ground floor provides open-plan retail accommodation with WC.

A single staircase provides access to the basement.

Additional attic storage space is provided.

LOCATION

The subjects are located within the popular Netherlee area of Glasgow's south side just 4 miles south of Glasgow City Centre.

More specifically the subjects are situated on the east side of Clarkston Road immediately next to Netherlee Primary School.

Muirend Railway Station is a 10-minute walk north whilst regular bus services operate on Clarkston Road.

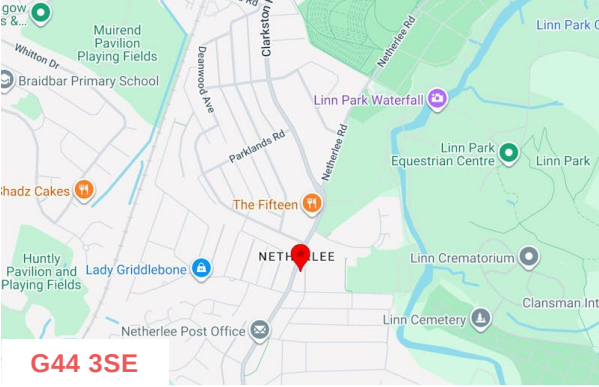
Free on-street parking provided.

Neighbouring occupiers include Dough Balls, Beauty by Nirvana, Mics Pampered Pooches, Bica Cafe, The Derby Cafe and Poco Gelato.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	693	64.38	Available
Basement	578	53.70	Available
Total	1,271	118.08	



VIEWING & FURTHER INFORMATION

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