

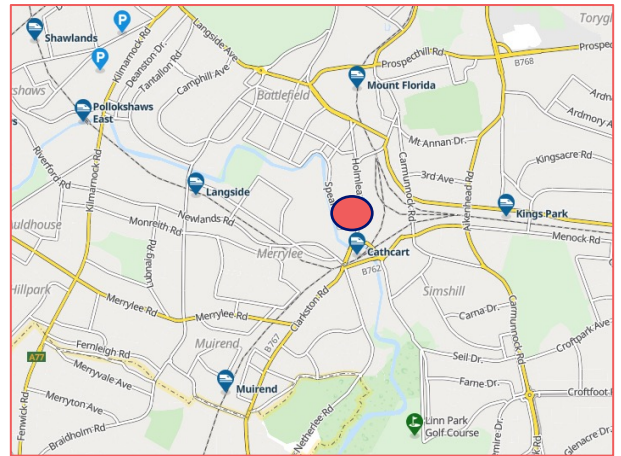


TO LET – RETAIL / OFFICE PREMISES

326 SQ FT

346 HOLMLEA ROAD, CATHCART, GLASGOW, G44 4BX

- Highly prominent retail / office premises
- Well suited for beauticians, hairdressers, clinic, office
- Attractive shopfront with electric roller shutter
- Internally provides well presented accommodation
- Partitioned treatment room / private office
- Storage, tea-prep and WC to rear
- No VAT Eligible for 100% rates relief under Small Business Bonus Scheme



LOCATION

The subjects occupy a prominent position on the west side of Holmlea Road by its junction with Tulloch Street in the Cathcart area of Glasgow approximately three miles south of the city centre.

Holmlea Road connects with Cathcart Road, providing access to the city centre travelling north and various areas of the Southside travelling south along Clarkston Road.

Excellent public transport links are provided with numerous bus services operating on Holmlea Road itself whilst Cathcart Railway Station is a 5-minute walk south.

Free on-street parking is provided to the front.

DESCRIPTION

The subjects comprise a prominent ground floor retail unit forming part of a larger four storey red sandstone tenement building that has been refurbished in recent years and benefits from low outgoings.

Externally the property benefits a modern shopfront protected by an electrically operated roller shutter.

Internally the accommodation provides main front space, partitioned office / treatment room, rear storage area complete with kitchen and WC.

The subjects benefit from gas fired central heating and CAT 5 cabling.

PLANNING

Class 1A - Shops and financial, professional and other services

The subjects are well suited for use as a hairdressers, beauticians, clinic, office etc.

ACCOMMODATION

NIA - 30.29 SQ M / 326 SQ FT

BUSINESS RATES

RV £4,000

Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request

ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of **£7,500 per annum**.

VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. **AUGUST 2023**