

FOR SALE - RETAIL

48 MAIN STREET

NEILSTON, GLASGOW, G78 3NJ



KEY HIGHLIGHTS

- 1,395 sq ft
- Fully fitted butchers facility including large freezer store
- Private on site car parking to the rear for staff and customers
- Prominent double frontage providing high visibility to passing customers
- Spacious shop front for customers

SUMMARY

Available Size	1,395 sq ft
Price	Offers in excess of £120,000 . Discussions welcomed for the purchase of the existing business.
Rates Payable	£4,731 per annum Subject to meeting set criteria, some occupiers may be eligible to for full rates relief through the Small Business Bonus Scheme.
Rateable Value	£9,500
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

A rare opportunity to acquire a fully fitted butchers retail unit occupying a prominent corner position on a parade of 6 shops on Neilston Main Street. The property benefits from double frontage with central customer/staff access. Spacious shop front for display of a wide range of products with a staff area to the rear comprising of a large freezer store, store room, staff kitchen tea prep, large food preparation area and male/female WCs.

LOCATION

Neilston is a charming village located approximately 10 miles southwest of Glasgow, offering a mix of residential, retail and recreational amenities. The premises are situated on Main Street, the primary retail thoroughfare in Neilston, surrounded by a variety of local shops including Co-op, Totnosh Little Chefs, Cup N Saucer and Flames takeaway. Neilston Parish Church, Neilston Leisure Centre and Library are all nearby.

Excellent nearby bus and train links connecting to Glasgow and other surrounding areas.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,395	129.60	Available
Total	1,395	129.60	



VIEWING & FURTHER INFORMATION

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