

## TO LET - OFFICE / RETAIL

---

346 HOLMLEA ROAD

CATHCART, GLASGOW, G44 4BX



### KEY HIGHLIGHTS

- 326 sq ft
- Well suited for hairdressers, beauticians, clinic, office use
- Internally provides well presented accommodation
- Storage, tea-prep and WC to rear
- Highly prominent retail / office premises
- Attractive shopfront with electric roller shutter
- Front area with partitioned treatment room / private office
- Benefits from gas fired central heating and CAT 5 cabling

SUMMARY

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Available Size | 326 sq ft                                                                                                       |
| Rent           | £7,500 per annum                                                                                                |
| Rates Payable  | £1,992 per annum<br>Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. |
| Rateable Value | £4,000                                                                                                          |
| EPC Rating     | Upon enquiry                                                                                                    |

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.

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.

ACCOMMODATION

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| Ground       | 326        | 30.29        | Available    |
| <b>Total</b> | <b>326</b> | <b>30.29</b> |              |



VIEWING & FURTHER INFORMATION

**Gregor Brown**  
0141 212 0059 | 07717447897  
gb@gmbrown.co.uk  
**G·M·BROWN**