

TO LET - RETAIL

461 CLARKSTON ROAD

MUIREND, GLASGOW, G44 3LW



KEY HIGHLIGHTS

- 300 sq ft
- Well-presented Class 1A premises
- Nearby rail and bus links
- Nearby occupiers include Sainsbury's, Atelier Pilates, Allannah Watson Hair & Beauty, The One Lounge, Stevenson's Schoolwear
- Available for immediate occupation
- Eligible for 100% rates relief
- New FRI lease available - £10,800 per annum - no VAT

SUMMARY

Available Size	300 sq ft
Rent	£10,800 per annum
Rates Payable	£2,639.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£5,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Well-presented ground floor Class 1A premises forming part of a larger tenement building.

Externally benefits from full height aluminium framed shopfront with customer entrance.

Internally provides presented bright open-plan accommodation to the front with storage and WC to the rear.

LOCATION

The subjects are located within the affluent and popular Muirend area of Glasgow's South Side approximately 4 miles south of Glasgow City Centre.

More specifically the subjects command a highly prominent on the east side of Clarkston Road by its junction with Gartly Street, benefiting from high volumes of passing traffic.

Muirend Railway Station is situated a 2 minute walk away whilst regular bus services operate on Clarkston Road.

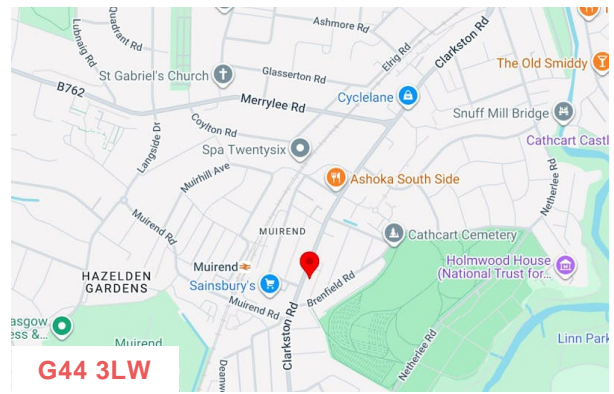
On-street parking is provided on the surrounding streets.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	300	27.87	Available
Total	300	27.87	



VIEWING & FURTHER INFORMATION

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