

TO LET - RETAIL

429 CLARKSTON ROAD

MUIREND, GLASGOW, G44 3LL



KEY HIGHLIGHTS

- 599 sq ft
- Benefits from glazed frontage onto Clarkston Road
- New FRI lease available - £16,000 per annum
- Eligible for 100% rates relief
- Bright open-plan space with separate treatment room/WC/Staff tea prep area to the rear
- Situated on main arterial route with high volumes of passing traffic
- On-street parking provided plus convenient bus and rail links

SUMMARY

Available Size	599 sq ft
Rent	£16,000 per annum
Rates Payable	£4,780.80 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£9,600
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced Class 1A premises forming part of a larger retail parade situated within the affluent area of Muirend.

Externally benefits from single shop front with customer entrance, allowing excellent levels of natural daylight into the main shop floor.

Internally the subjects provide open-plan retail space to the front with a separate treatment room or private office to the rear alongside a WC/Staff tea prep area.

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 form part of a parade of various retailers on the east side of Clarkston Road, 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.

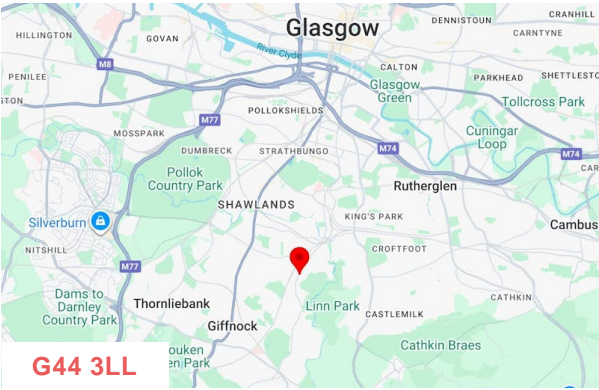
On-street parking is provided on the roadside and surrounding streets.

Neighbouring occupiers include Sainsbury's, Shears & Beards, E-Street Cafe, Stevensons School-wear, The Bank Bar & Restaurant and Ashoka Southside.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	599	55.65	Available
Total	599	55.65	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk