

## TO LET - RETAIL

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254 CLARKSTON ROAD  
MUIREND, GLASGOW, G44 3JG

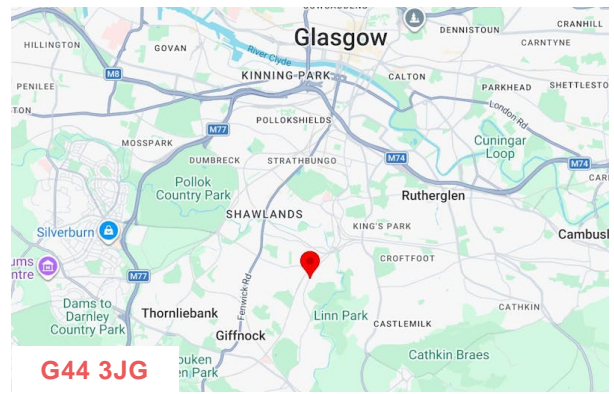


### KEY HIGHLIGHTS

- 527 sq ft
- On-street parking provided
- New FRI lease available - £11,200 pa
- Ideal office/clinic use
- Eligible for 100% rates relief

## SUMMARY

Available Size	527 sq ft
Rent	£11,200 per annum
Rates Payable	£3,386.40 per annum Some occupiers will be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,800
VAT	Not applicable
EPC Rating	Upon enquiry



## DESCRIPTION

Ground floor office/retail premises forming part of a larger tenement building.

Externally benefits from shopfront with separate double glazed pedestrian access door.

Internally the property has been fitted out to provide open plan reception area to the front with two adjacent meeting rooms along with small tea prep and single WC to the rear. The space would be well suited to office use/clinic or could be reconfigured to create a more open plan studio/retail space.

## LOCATION

The subjects are located within the affluent and popular Muirend of Glasgow within the heart of Glasgow's South Side just 3.5 miles south of the city centre.

Clarkston Road is a busy main arterial route with high volumes of passing traffic connecting with Netherlee and Clarkston travelling south together with Battlefield and Cathcart travelling north.

Muirend Railway Station is a 5 minute walk south whilst regular bus services operate on Clarkston Road.

On-street parking is provided to the front.

Nearby occupiers include Stevensons Schoolwear, LSK Hair & Beauty, Ashoka, KC Events and Creative Cakes & Supplies.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	527	48.96	Let
<b>Total</b>	<b>527</b>	<b>48.96</b>	



## VIEWING & FURTHER INFORMATION

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