

## TO LET - RETAIL

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11 EAGLESHAM ROAD

CLARKSTON, GLASGOW, G76 7BU



### KEY HIGHLIGHTS

- 735 sq ft
- Highly prominent double-fronted Class 1A premises
- Parking provided to the front and rear
- Eligible for 100% rates relief
- Available for immediate occupation
- Well suited for retail / salon / clinic / showroom / office
- New FRI lease available - £16,500 per annum, no VAT
- Neighbouring occupiers include Malaga Tapas, Well Pharmacy, Sheddens Medical Practice, Love Diva Ladies-wear, Friel Opticians, Skinz Aesthetics

## SUMMARY

Available Size	735 sq ft
Rent	£16,500 per annum
Rates Payable	£5,483.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£11,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Highly prominent double-fronted end terraced Class 1A premises.

Externally benefits from two large display windows, with internal electric shutters, and central customer entrance.

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

## LOCATION

The subjects are located within the affluent and popular Clarkston area of Glasgow's south side just 6 miles south of Glasgow City Centre.

More specifically the subjects command a highly prominent position on the east side of Eaglesham Road by its junction with Sheddens Roundabout.

Eaglesham Road is a busy main arterial route with high volumes of passing traffic.

Clarkston Train Station is a 5-minute walk north and regular bus services operate on Eaglesham Road.

Parking provided to the front and rear of the property.

Neighbouring occupiers include Malaga Tapas, Well Pharmacy, Sheddens Medical Practice, Love Diva Ladies-wear, Friel Opticians, Skinz Aesthetics.

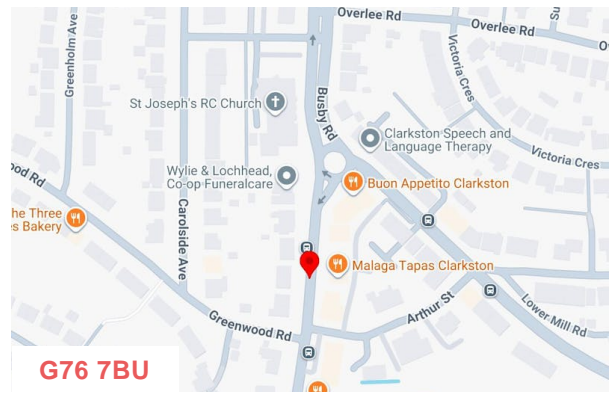
## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	735	68.28	Available
<b>Total</b>	<b>735</b>	<b>68.28</b>	

## PLANNING

The subjects benefit from Class 1A consent, however, may be suitable for alternative uses including Class 3 subject to planning.



## VIEWING & FURTHER INFORMATION

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