

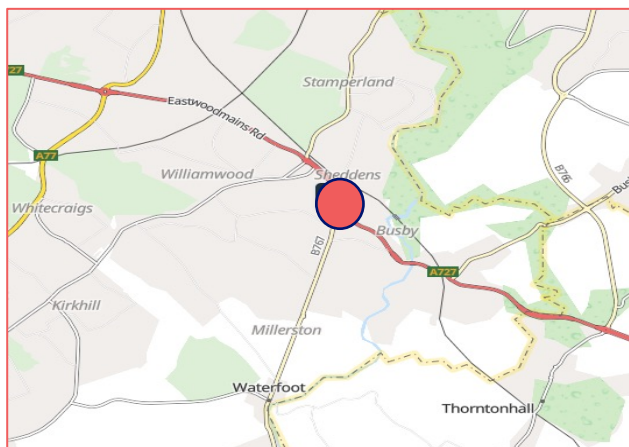


TO LET RETAIL / OFFICE PREMISES

681 SQ FT

13 EAGLESHAM ROAD, CLARKSTON, GLASGOW, G76 7BU

- Attractive Class 1A premises
- Located within the desirable and affluent Clarkston area of Glasgow's South Side
- Highly prominent unit fitted out to a very high standard
- On-street parking to the front and rear of the property
- New FRI lease available
- Eligible for 100% rates relief under Small Business Bonus Scheme



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 west 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, Friels Opticians, A Bientot Ladies Fashion and Living for Style Kitchens

DESCRIPTION

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

Externally the subjects benefit from two large display windows with a central customer entrance.

Internally the subjects have been fitted out a very high standard with open-plan retail space found to the front complete with WC and kitchen tea-prep.

Hot & Cold air condition ceiling cassettes are found in the main retail space.

The subjects benefit from an intruder alarm system.

ACCOMMODATION

	sq m	sq ft
NIA	63.27	681

BUSINESS RATES

RV	£10,250
----	---------

Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

Class 1A

EPC

Available on request.

ASKING TERMS

The subjects are available on the basis of a new FRI lease with offers over **£15,500 per annum** invited.

No VAT is payable on the rent.

VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK