

TO LET
RETAIL UNIT WITH CLASS 2 CONSENT
80.45 sq m (866 sq ft)



407 Clarkston Road
Muirend
Glasgow
G44 3LL

- highly prominent double fronted corner retail unit
- internal landlord refurbishment works underway
- located on main arterial route with high volumes of passing traffic
- class 3 potential and scope to install mezzanine level (subject to planning)

407 CLARKSTON ROAD GLASGOW



GERALDEVE



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Location

The subjects occupy a prominent corner position on the east side of Clarkston Road at its junction with Hazel Avenue in the Muirend area of Glasgow approximately 4 miles south of Glasgow City Centre.

Clarkston Road is a main arterial route providing access to the city centre travelling north and various areas of the Southside travelling south.

The location benefits from excellent public transport links with numerous bus services operating on Clarkston Road itself whilst Muirend Railway Station is located within walking distance south.

Description

The subjects comprise a prominent ground floor double fronted corner retail unit forming part of a well maintained four storey red sandstone building.

Externally the subjects benefit from a timber framed shopfront with multiple display windows and a centrally located pedestrian access door.

The landlord is in the process of "white boxing" inside the subjects with works to include; installation of new floor, all walls and ceiling relined, painted and plastered, installation of new WC and installation of gas central heating system.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of:

80.45 sq m (866 sq ft)

The floor to ceiling height is 4.66 m allowing a prospective tenant to install a mezzanine if required and subject to planning.

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £16,000 per annum.

Planning

The subjects benefit from Class 1 & 2 consent and subject to planning may be suitable for Class 3.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £10,600.

The draft Rateable Value effective April 2017 is £11,300 allowing for 100% rates relief under the Small Business Bonus Scheme.

EPC – G

Viewing

By appointment through sole agents, Gerald Eve LLP

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