

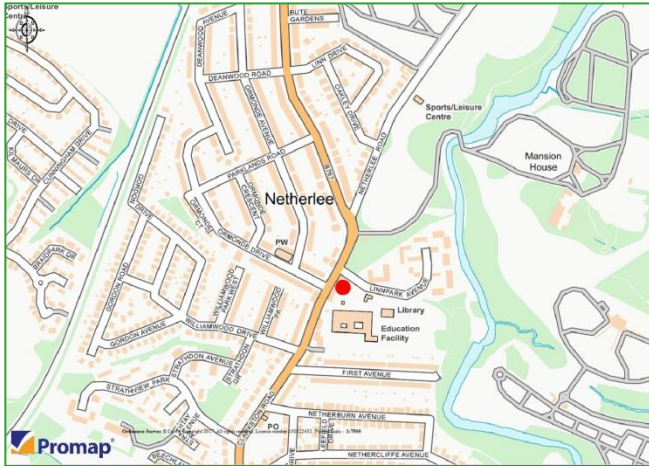
TO LET / MAY SELL
FULLY-FITTED HAIR SALON / RETAIL UNIT
88.36 sq m (951 sq ft)



679 Clarkston Road
Netherlee
Glasgow
G44 3SE

double fronted mid-terraced retail unit on a highly desirable retail parade within the Netherlee area of Glasgow's south side;

- fully fitted as a hair salon with beauty rooms on lower ground floor
- currently benefits from class 1 consent however may be suitable for alternative uses (subject to planning)
- free on-street parking to front of property & large free public car park to rear
- rates relief available under the Small Business Bonus Scheme
- no VAT on rent / purchase price



© Crown Copyright 2011. Licence no 100020449. Not to scale



© Crown Copyright 2011. Licence no 100020449. Not to scale

Location

Netherlee is a desirable and affluent suburb of Glasgow located approximately 5 miles south of the city centre. More specifically the subject property is situated on the east side of Clarkston Road by its junction with Linnpark Avenue and next to Netherlee Primary School

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

Free on-street parking is provided immediately to the front of the subjects and there is a large free public car park to the rear. The property is conveniently located for access to public transport links with regular bus services operating on Clarkston Road itself whilst Muirend Railway Station is a 10 minute walk away to the north.

Description

The subjects comprise a double-fronted mid terraced retail unit arranged over ground and lower ground floors.

Internally the subjects are fully fitted as a hair salon. The front area benefits from multiple cutting stations with the raised area to the rear of the ground floor providing further cutting stations, 3 x backwashes, kitchen tea prep and staff/customer WC.

The lower ground floor benefits from 2 x beauty rooms created using stud partitions, easily removable to create open-plan accommodation if required.

Accommodation

Ground floor	37.09 sq m (399 sq ft)
Raised ground floor rear	26.81 sq m (289 sq ft)
Lower ground floor	24.46 sq m (263 sq ft)
Total	88.36 sq m (951 sq ft)

Asking Terms

Offers of £18,000 per annum are invited for the benefit of a new FRI lease on terms to be agreed.

Alternatively our client may consider disposing of their heritable interest in the subjects with offers invited.

Planning

The subjects benefit from Class 1 consent and may be suitable for alternative uses (subject to planning).

All planning queries should be made direct to East Renfrewshire Council Planning Department on 0141 577 3001.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £17,500. Subject to fulfilling the set criteria, some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.

VAT - The purchase price is not subject to VAT.

EPC – G

Viewing & Further Information B

By appointment through the sole agents, Gerald Eve LLP

Gregor Brown
gbrown@geraldeve.com
Tel. 0141 227 2375

John Logan
jlogan@gerladeve.com
Tel. 0141 227 2378



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.