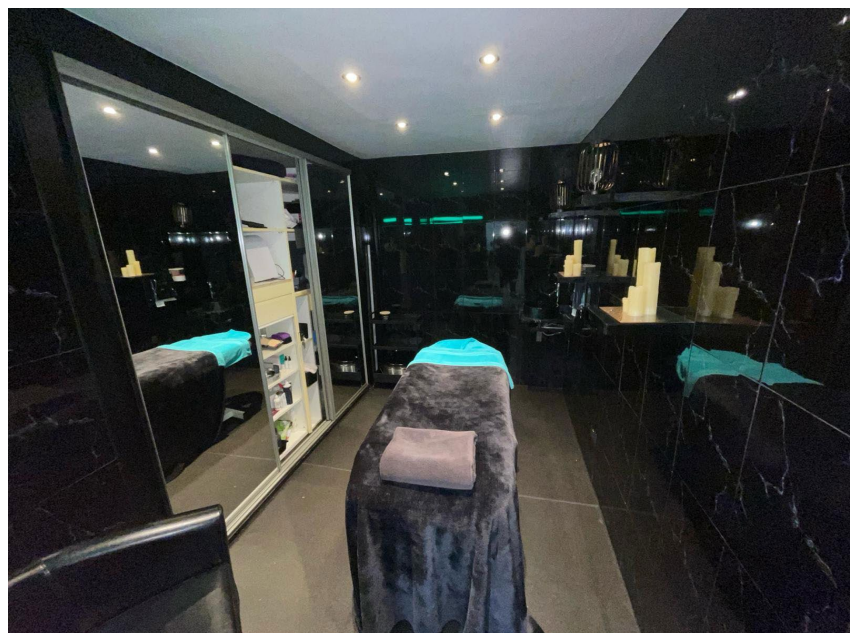




## 149 Maryhill Road, Glasgow, G20 7XL

- Located on a busy arterial route
- Established operation
- High standard fit-out
- Turnkey opportunity
- Extends to approximately 75.11 sq. m. (808 sq. ft.)





## LOCATION

The subjects are located on the north side of Maryhill Road, between its junctions with Burnbank Terrace and Seamore Street, approximately one mile north west of Glasgow city centre. Maryhill Road is one of the main arterial routes linking the city centre with the north side of Glasgow. The property is located within a five-minute walk of St Georges Cross subway station. The M8 motorway can be accessed via junction 16 eastbound and junction 17 westbound.

## DESCRIPTION

The subjects comprise an end-terraced ground floor retail unit within a larger four-storey traditional tenement building of red sandstone construction beneath a pitched roof overclad in concrete tiles.

The property is accessed via a recessed single pedestrian access door which leads into the main sales area. Internally, the property is laid out in line with its existing use, as a beauty salon, with a reception area and private treatments rooms to the front. To the rear, the property benefits from a wash-hand basin, additional private treatment rooms and a WC.

Externally, there is significant proprietary signage facing on to Maryhill Road and Burnbank Terrace. There is ample on street parking immediately outside the premises.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 75.11 sq. m. (808 sq. ft.)

## TENURE

A new lease will be available on full repairing and insuring basis, for a term to be agreed, at a rent of £11,000 per annum. Full quoting terms are available upon request.

## TRADING INFORMATION

Simplicity is an established beauty salon business offering facial treatments, tanning, nail bar and

massage facilities. The current owners have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity.

The sale of Simplicity provides an opportunity for someone to take on an established business located in a popular suburban retail parade in Glasgow.

## PRICE

Offers in the region of £25,000 are sought for the goodwill, fixtures and fittings of the business.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £8,000.

The rate poundage for 2023/2024 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:  
233 St. Vincent Street  
Glasgow  
G2 5QY

Tel: 0141 332 1194

## To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: March 2024