

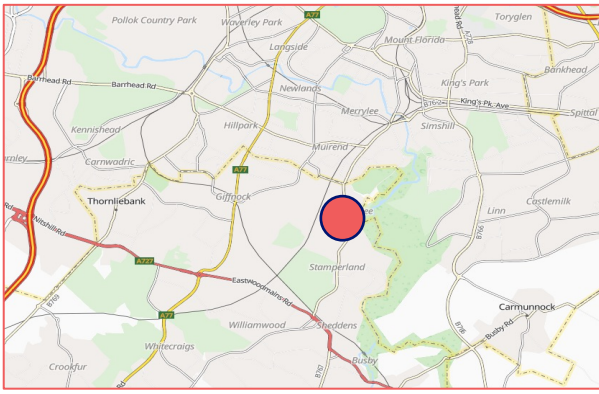


## TO LET RETAIL / OFFICE PREMISES

**773 SQ FT**

**578 CLARKSTON ROAD, NETHERLEE, GLASGOW, G44 3SQ**

- Highly prominent retail / office premises
- Located within the popular Netherlee area of Glasgow's South Side
- Arranged over ground, mezzanine and attic levels
- Free on-street parking
- Some occupiers may be eligible for 100% rates relief
- **Rent - £15,500 PA, no VAT**



## LOCATION

The subjects are located within the popular Netherlee are of Glasgow's south side just 4 miles south of Glasgow City Centre.

More specifically the subjects are situated on the west side of Clarkston Road by its junction with Ormonde Drive and immediately opposite Netherlee Primary School.

Muirend Railway Station is a 10-minute walk north whilst regular bus services operate on Clarkston Road.

Free on-street parking provided.

Nearby occupiers include Victoria's Clothing Boutique, Silks Lingerie, Lux Beauty, Tan Oz Beauty.

## DESCRIPTION

Mid-terraced retail / office premises arranged over ground floor, mezzanine and attic space.

Externally benefits from a single shopfront with customer entrance all protected by electric shutters.

Internally the ground floor provides well-fitted open-plan accommodation with WC to the rear.

A single staircase provides access to the mezzanine and attic space providing ideal storage.



## ACCOMMODATION

NIA	sq m	sq ft
Ground Floor	42.93	462
Mezzanine	9.71	105
Attic	19.12	206
<b>Total</b>	<b>71.76</b>	<b>773</b>

## BUSINESS RATES

£11,000

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

## EPC

Available on request.

## ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£15,500 per annum. No VAT**

## VIEWING & FURTHER INFORMATION

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