

# TO LET

## Rarely Available Prominent Retail Unit 43 Clarkston Road, Cathcart G44 3BQ



- Prominent retail unit in a busy and fully occupied retail parade
  - Densely populated residential area
    - Benefits from Use Class 1A
  - Net internal area of 26.55 sqm (286 sqft)
- OFFERS IN EXCESS OF £10,000 PER ANNUM ARE INVITED

## LOCATION

The property is located on the East side of Clarkston Road, within the Cathcart area of Glasgow, adjacent to the intersection between Delvin Road and Clarkston Road. Cathcart train station is located within a 2 minute walk from the property.

Cathcart is in a much sought after area, considered an affluent suburb of the city, with Shawlands, Muirend and Clarkston situated nearby.

## DESCRIPTION

The premises occupy the ground floor of a traditional four-storey sandstone tenement building. Access is through a single access door and with a large display window to the side. These are protected by an electric roller shutter. There is ample room for display signage.

Internally, there is an open plan sales area to the front of the shop, with a kitchen area and W/C facilities to the rear.

## ACCOMMODATION

Net internal area over ground floor only of approximately 26.55 sqm (286 sqft).

## LEASE

Offers in excess of £10,000 per annum are invited.

## RATING

Rateable Value - £5,300  
Rates Payable - £2,640

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

A new occupier has the right to appeal the current assessment.

## LEGAL COSTS

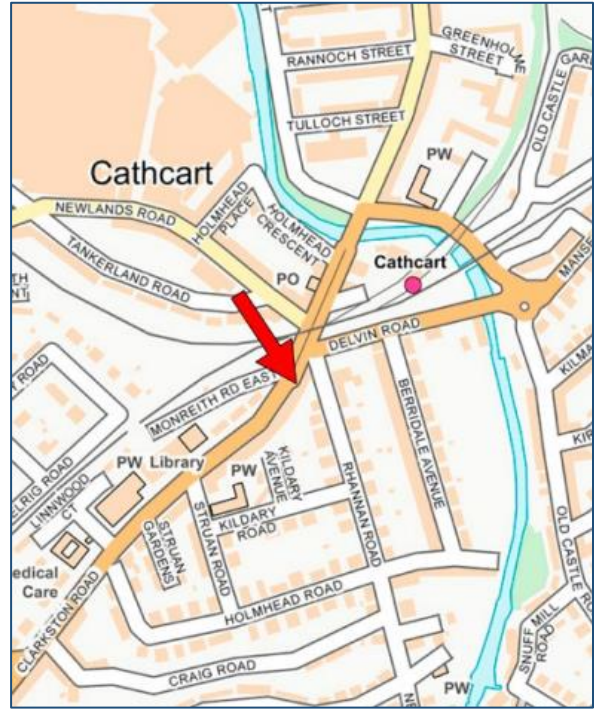
Each party to be responsible for their own legal costs incurred during the transaction.

## VIEWING

Strictly by prior arrangement with:-

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