

Ryden

TO LET

CLASS 1A RETAIL UNIT
69 SQ M (743 SQFT)



395
CLARKSTON ROAD
MUIREND
GLASGOW
G44 3JN



PROMINENT RETAIL UNIT
WITH RETURN FRONTAGE

AVAILABLE FOR
OCCUPATION FROM
JANUARY 2024

SIGNIFICANT RATES
REDUCTION TO £600 FOR
QUALIFYING TENANTS
VAT FREE

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



FIND ON GOOGLE MAPS



LOCATION

Glasgow is Scotland's largest city and benefits from a resident population in the order of 630,000 with a further catchment in excess of 2million.

Situated just 5 miles south of Glasgow City Centre, Muirend is an urban suburb well served with bus and rail services to the city centre and beyond. Clarkston Road is one of the main arterial routes north/south from the City Centre to Clarkston and the subjects are within a 4 minute walk to Muirend Train Station. The area is easily accessible from the south side of Glasgow, East Renfrewshire and East Kilbride and within easy access of the M77 motorway.

DESCRIPTION

The property is situated on a prominent corner onto Clarkston Avenue and nearby occupiers include Stevensons, Kenneth McPhee and The Carpet Shop.

Internally the subjects are arranged over ground floor and provides a front sales area with kitchen to the rear.

SPECIFICATION

The subjects have the following approximate areas:-

Ground Floor	743 sq ft	69 sq m
--------------	-----------	---------

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

RENT

£16,000 per annum exclusive.

EPC

Available upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £12,800. The current UBR (2023/2024) for properties with an RV under £51,000 is £0.498. Therefore, rates payable will be in the order of £6,475.

Under the Small Business Scheme, properties with an RV between £12,001 and £15,000 may qualify for relief between 100% and 25% awarded on a sliding scale based on specific Rateable Value. Interested parties should make their own enquiries with Glasgow City Council.

PLANNING

The subjects have a Class 1A (retail) use, however other uses will be considered subject to planning.

ENTRY

Available for occupation from January 2024.

VAT

This property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.



TO LET

**CLASS 1A
RETAIL UNIT
69 SQ M
(743 SQFT)**



**395
CLARKSTON ROAD
MUIREND
GLASGOW
G44 3JN**

GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

John Conroy

T 07979 494 915

E john.conroy@ryden.co.uk

Ryden

ONYX

215 Bothwell Street

Glasgow | G2 7EZ

T 0141 204 3838

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **June 2023**

