



## RETAIL UNIT

- > NIA: - 65.85 SQ M (709 SQ FT)
- > HIGH QUALITY RETAIL UNIT
- > BUSY RETAILING LOCATION
- > LARGE GLAZED FRONTAGE
- > MAY QUALIFY FOR 100% RATES RELIEF
- > RENTAL OIEO: £15,000 PER ANNUM

**TO LET**

**4 ARTHUR PLACE, EAGLESHAM ROAD, CLARKSTON, G76 7DQ**

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4 ARTHUR PLACE, EAGLESHAM ROAD,  
CLARKSTON, G76 7DQ

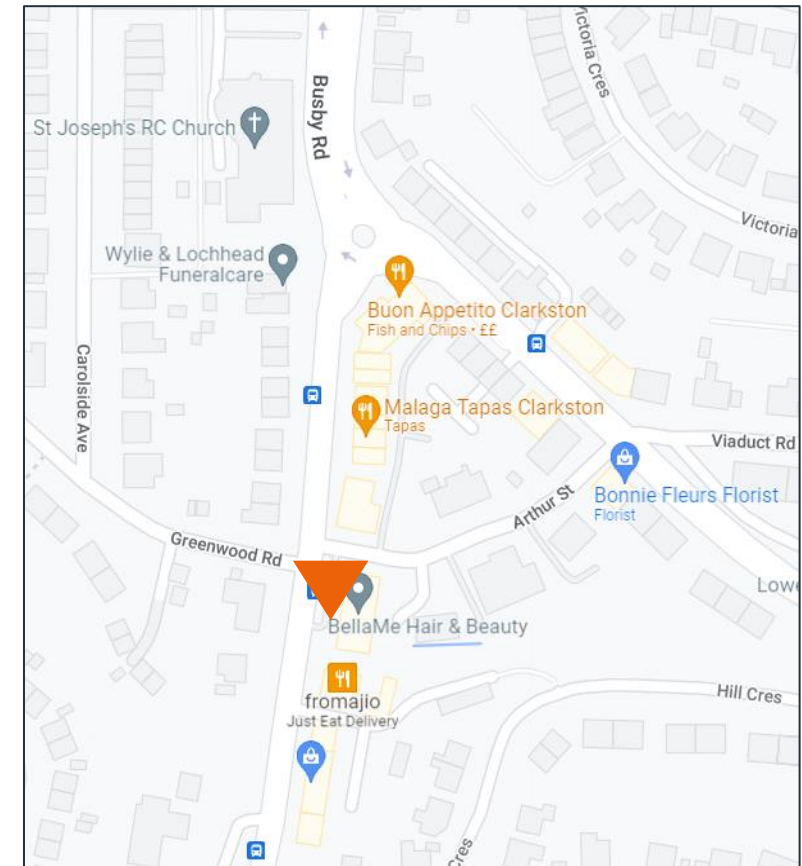


The above plan is for indicative purposes only

## 4 ARTHUR PLACE, EAGLESHAM ROAD, CLARKSTON, G76 7DQ

From measurements taken on site and in accordance with the RICS code of measuring practice 6th edition on a net internal area (NIA) basis, we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>65.85</b>	<b>709</b>



### LOCATION

The subjects are located in the affluent area of Clarkston within the southside of Glasgow, a short distance from the City Centre.

More specifically, the subjects are located on the east side of Arthur Place just off Eaglesham Road. The busy retailing parade benefits from a high level of passing traffic as well as pedestrian footfall. Surrounding occupiers include; Co-op, Newlands Home Bakery and a variety of local operators.

The subjects benefit from adequate public transport links with Clarkston Railway Station located in close proximity to the subjects with a number of bus lines available on Eaglesham Road.

### DESCRIPTION

The subjects comprise of a ground floor retail unit within a three-storey building, consisting of retail premises on ground floor level and residential dwellings on the upper floors. The subjects benefit from an attractive glazed display window as well as pedestrian access door.

Internally, the subjects are presented in a high standard in line with its previous use as a hairdressers. A main sales area can be found to the front of the property with a large storeroom, a separate beauty room and w/c facilities to the rear of the property.

### RENTAL

Our client is seeking offers in excess of **£15,000 per annum**.

### EPC

A copy of the EPC can be made available upon request.

### RATING

The subjects are entered into the current valuation roll at £9,600. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2023/2024 is 49.8p to the pound.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### PLANNING

We understand that the property benefits from having consent in line with the previous use.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any occupier to satisfy themselves in this respect.

### LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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