



PROPERTY CONSULTANTS

## EXCELLENT SHOP UNIT

\*\*\*\* WITH THE BENEFIT OF CLASS 3 (FOOD & DRINK CONSENT) \*\*\*  
**TO LET**

**15B EAGLESHAM ROAD, CLARKSTON, GLASGOW, G76 7DH.**



### LOCATION

Clarkston is an extremely popular and affluent suburb on the south side of Glasgow and benefits from a strong catchment area including Busby, Muirend, Eaglesham, Newton Mearns and Giffnock.

The property occupies a prominent position on Eaglesham Road and therefore benefits from considerable vehicular traffic passing the unit. There is good on-street parking in the vicinity.

Other occupiers trading nearby include **Co-op Convenience**, **Shedden Vets**, **Newlands Home Bakery**, **McColl's**, **Well Pharmacy** and also a number of well-established local traders.

### DESCRIPTION

The property comprises a prominent stand-alone building with an excellent display frontage and providing accommodation over ground, basement and first floors. It also has a first floor terrace.

We estimate that the property provides the following approximate accommodation :

Ground Floor	1,339sq.ft.	124.4sq.m.
Basement Floor	1,114sq.ft.	103.5sq.m.
First Floor	872sq.ft.	81.0sq.m.

\*\* Layout plans available on request.

### RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Ross as follows:

Rateable Value – £20,000  
Uniform Business Rate (2020/2021) – £0.498

### TERMS

The property is available on the basis of a new full repairing and insuring lease and rental offers in excess of £28,000 per annum are invited.

### EPC

Available on request.

### PLANNING

The property has the benefit of Class 3 Planning Consent allowing it to be used for the sale of Food & Drink.

Equally, it could also be used for Class 1 (Retail) or Class 2 (Office) use.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to potential uses.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

### ENTRY

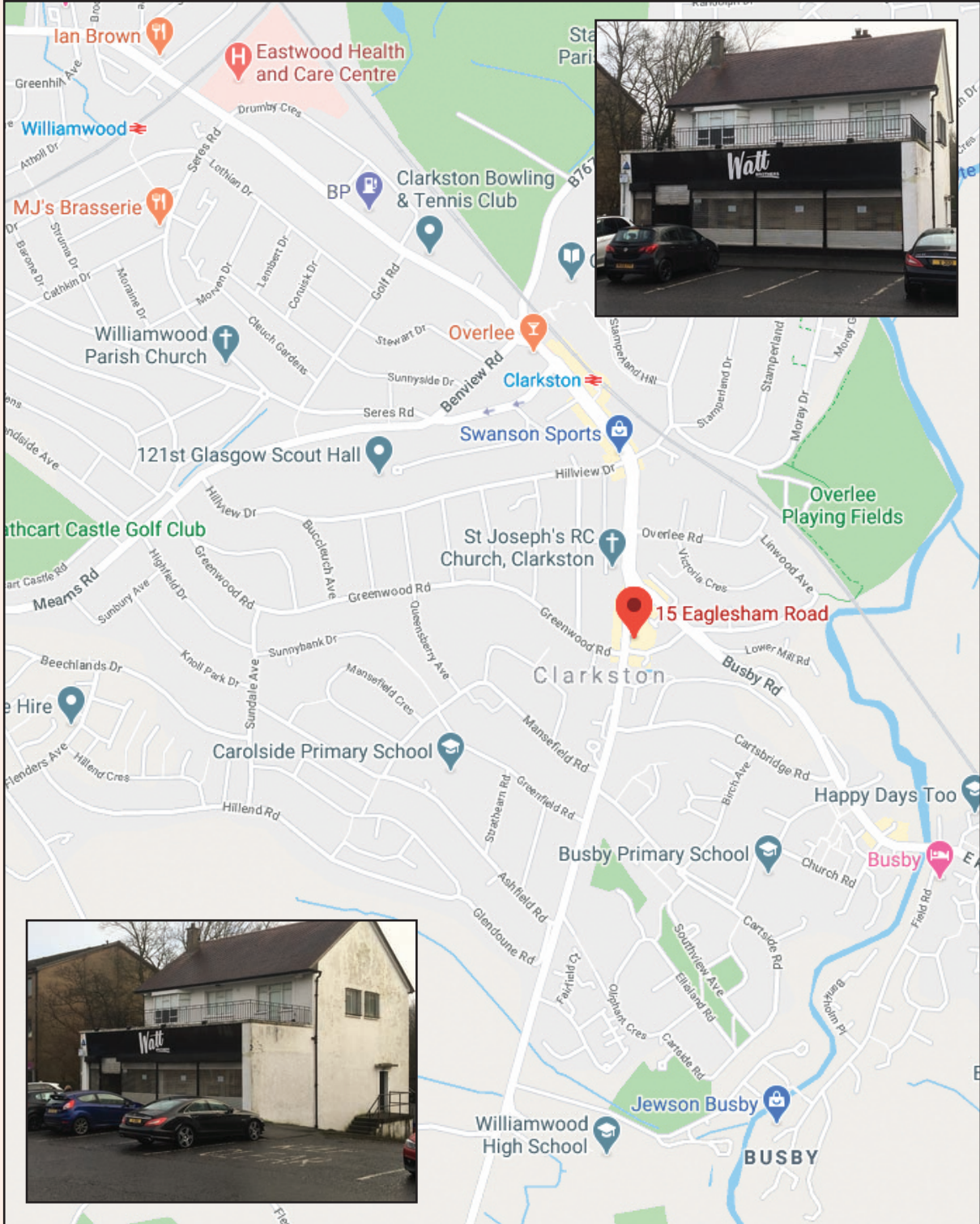
Immediate.

### VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:  
Stephen Innes, Lambert Innes Property Consultants  
Tel: 01 41 248 5878  
Email [stephen@lambertinnes.co.uk](mailto:stephen@lambertinnes.co.uk)



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June 2020