

To Let

Retail unit

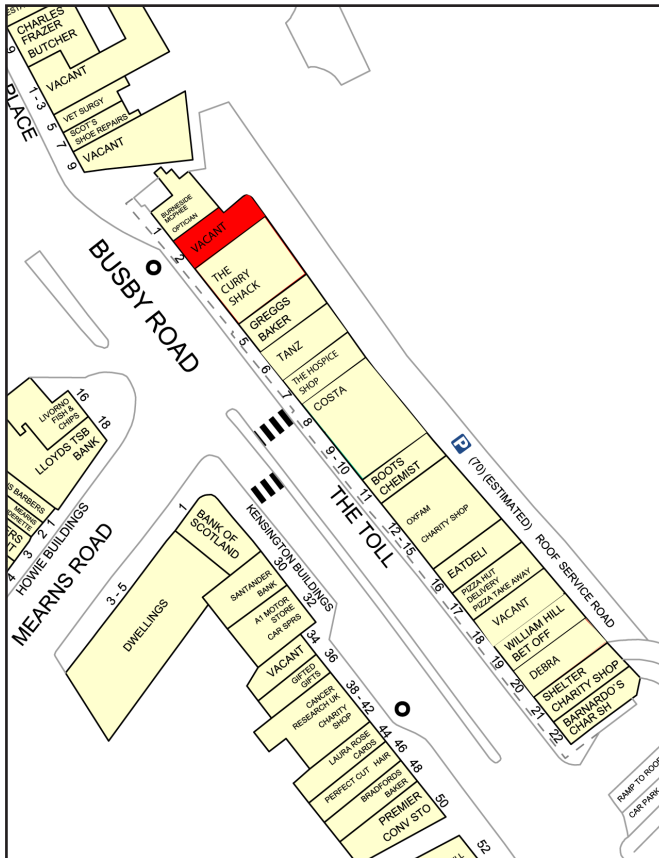


Unit 2, 3 The Toll, Clarkston

- Located in an affluent south side suburb of Glasgow
- Ground: 68.75 sq m (740 sq ft) Basement: 24.06 sq m (259 sq ft)
- Rent upon application
- Occupiers in the parade include Costa Coffee, Pizza Hut, Boots, Oxfam and Greggs.
- Development benefits from rooftop customer parking

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Location



Clarkston is an affluent commuter suburb located in the south side of Glasgow approximately 5 miles from Glasgow City Centre. Busby Road is one of the arterial routes within the south side of Glasgow, linking Clarkston with Giffnock, Busby and East Kilbride. Busby Road forms the main shopping thoroughfare in Clarkston with various multiple occupiers in the vicinity including Greggs, Tesco and Boots the Chemists.

Description

The subjects comprise a one storey retail unit formed over ground and basement levels within a 1970's concrete clad retail development, under a flat roof with customer car parking for circa 70 cars on the rooftop of the development. The subjects previously traded as a travel agents and still retain the benefit of some of their fixtures and fittings.

Accommodation

We estimate that the subjects provide the following approximate net internal floor areas:

Ground floor:	68.75 sq m	(740 sq ft)
Basement:	24.06 sq m	(259 sq ft)
Total:	92.81 sq m	(999 sq ft)

Lease terms

The subjects are available on the basis of a full repairing and insuring lease of negotiable length, incorporating regular upwards only rent reviews.

Rental

Upon application.

Service charge

A service charge is payable by the tenant for the upkeep and maintenance of the common parts of the development, further details upon request.

Rateable value

£22,700 NAV/RV.

EPC

Available upon request.

VAT

Prices are quoted exclusive of VAT (if applicable).

Legal costs

Each party to bear their own. The tenants will be responsible for stamp duty, stamp duty land tax and registration dues in the normal manner.

Viewing and further information

For further information or an appointment to view please contact the sole agents:

Name: Paul Hamilton
Telephone: 0141 222 2777
Email: [enquiries@hamiltoncharteredsurveyors.com](mailto:enquiries@hamiltoncharteredurveyors.com)

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