

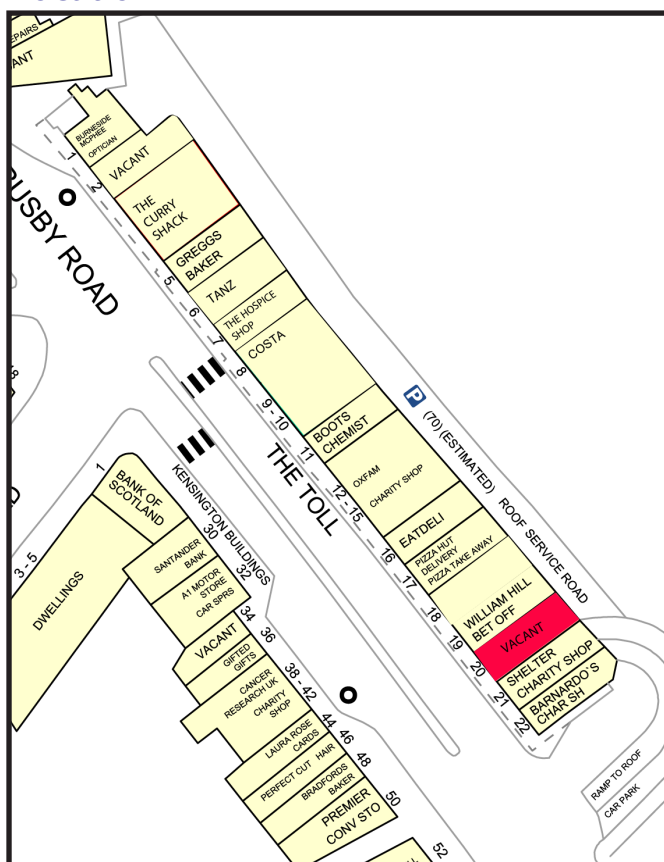
Retail Unit
To Let



- Located in an affluent south side suburb of Glasgow
- Ground: 70.61 sq m (760 sq ft) Basement: 32.89 sq m (354 sq ft)
- Rental upon application
- Development benefits from rooftop customer parking

Unit 18, 20 The Toll, Clarkston

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, Costa Coffee and Boots.

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. Internally the subjects are laid out as ground floor sales, rear stock area with staff kitchen and toilets located in the basement. The subjects benefit from a rear service yard.

Accommodation

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

Ground floor:	70.61 sq m	(760 sq ft)
Basement:	32.89 sq m	(354 sq ft)
Total:	103.50 sq m	(1,114 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

Rent upon application.

Rateable value

£23,000 NAV/RV.

EPC Rating

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:

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

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