



## Office / Salon Premises

237 Clarkston Road, Merrylee, Glasgow G44 3DS

- **Excellent southside neighbourhood location**
- **597 sq ft (55.50 sq m)**
- **O/O £13,500 pa**
- **Rates exempt**
- **No VAT on rent**

### Location

The premises are situated on the east side of Clarkston Road and are prominently located immediately adjacent to the junction of Clarkston Road and Merrylee Road, within the popular Glasgow southside suburb of Merrylee which lies around 4 miles south of Glasgow city centre.

The subjects are a short drive from J2 of the M77 motorway providing easy access to Scotland's motorway network. Cathcart Train Station is a short walk from the premises.

The surrounding area is largely residential. Neighbouring commercial occupiers include The Country Shop Butchers, The Haven Health & Beauty, Solar EV, Merrylee Pharmacy and Merrylee Dental Practice.

On street car parking is available locally.



## Description

The subjects comprise a ground floor office within a two storey sandstone terrace building, largely surrounded by residential. The roof over the building is pitched and tiled.

The subjects benefit from a modern glazed shopfront with a centrally positioned glass entrance door. Internally, the premises comprise an open plan office to the front with a good sized kitchen and toilet to the rear, both of which are very presentable.

The floor is concrete with a carpet finish in the offices, laminate in the kitchen and vinyl in the toilet. The walls and ceilings are plaster and painted with surface mounted LED light fittings.

Heating is from a modern gas fired central heating system to wall mounted radiators.

## Floor Area

The premises have the undernoted Net Internal Floor area:

597 sq ft (55.50 sq m)

## Rent / Terms

O/O £13,500 pa. No VAT is payable.

The lease shall be on a full repairing and insuring basis for a term in excess of 5 years.

## Business Rates

RV: £8,800  
Payable: £4,321

The premises qualify for 100% rates relief under the Small Business Bonus Scheme, for further information please contact the Director of Finance at Glasgow City Council.

## Common Charges

The tenant shall meet an equitable share of the common / factoring charges for the tenement together with a share of the buildings insurance premium.

## Energy Performance Certificate

Available on request.

## Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.



## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction. A copy can be provided upon request.

## 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 or lease, before the transaction can proceed.

## Viewing

**Marc Erunlu**  
marc@lapsleymcmanus.com

**Emma Louise Erunlu**  
emma@lapsleymcmanus.com

**Lapsley McManus Property Consultants**  
Clyde Offices, 48 West George Street, Glasgow G2 1BP

**info@lapsleymcmanus.com**

Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. December 2024