



## Class 3 Take Away / Restaurant

564/566 Clarkston Road, Netherlee, Glasgow, G44 3RT

### Location

The subjects are located on the west side of Clarkston Road, diagonally opposite its junction with Linn Park Avenue within the desirable Netherlee area of Glasgow, which lies approximately 5 miles south of the city centre.

Clarkston Road is the main arterial route providing access to the city centre travelling north and various areas of the south side travelling south.

This section of Clarkston Road provides retailing amenities to the local catchment of Netherlee. Surrounding occupiers include McSparran and MacCormack Solicitors, New Life Pharmacy, Victoria's Boutique, Lux, La Contrada Sud Restaurant and The Derby Café. The subjects are located directly opposite Linn Park and other amenities close by include Netherlee Library and Pavilion.

Free on-street parking is provided immediately to the front of the premises and there is a large free public car park close by. Public transport links are provided with bus services operating

on Clarkston Road, whilst Muirend railway station is located within close walking distance.

### Description

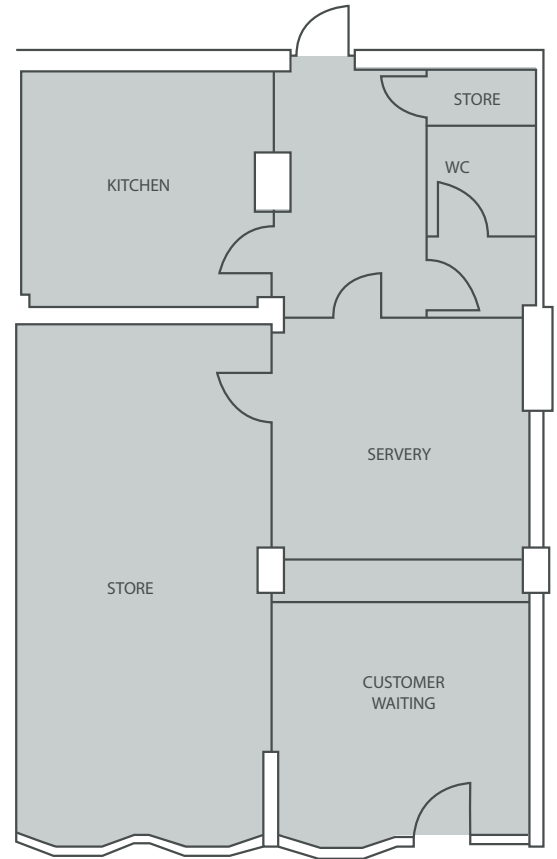
The subjects form a single storey brick built property under a pitched and tiled roof.

Internally the premises comprise a former restaurant recently converted to a take away. The front section comprises the customer waiting area, servery and store together with the kitchen and staff WC to the rear. The premises could easily be adapted to create a restaurant.

### Floor Area

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal area of:

NIA: 900 sq ft (83.72 sq m)



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### Rent / Terms

Offers over £20,000 per annum.

The premises are available on a new full repairing and insuring lease for a lease term to be agreed.

### Premium

Premium offers are invited.

### Business Rates

|         |                       |
|---------|-----------------------|
| RV      | £17,750               |
| UBR     | £0.466 / £1 (2017/18) |
| Payable | £8,272                |

The premises qualify for 25% rates relief under the Small Business Bonus Scheme. For further details please contact the Finance Dept at East Renfrewshire Council.

### VAT

The rent is not subject to VAT.

### Energy Performance Certificate

A copy of the EPC will be provided on application.

### Viewing and Further Information

#### Marc Erunlu

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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. March 2018

For further information please call today 0141 556 1222