



## Retail Premises

562 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 Ruby Palace Takeaway, McSparran and MacCormack Solicitors, New Life Pharmacy, Victoria's Boutique, Lux 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

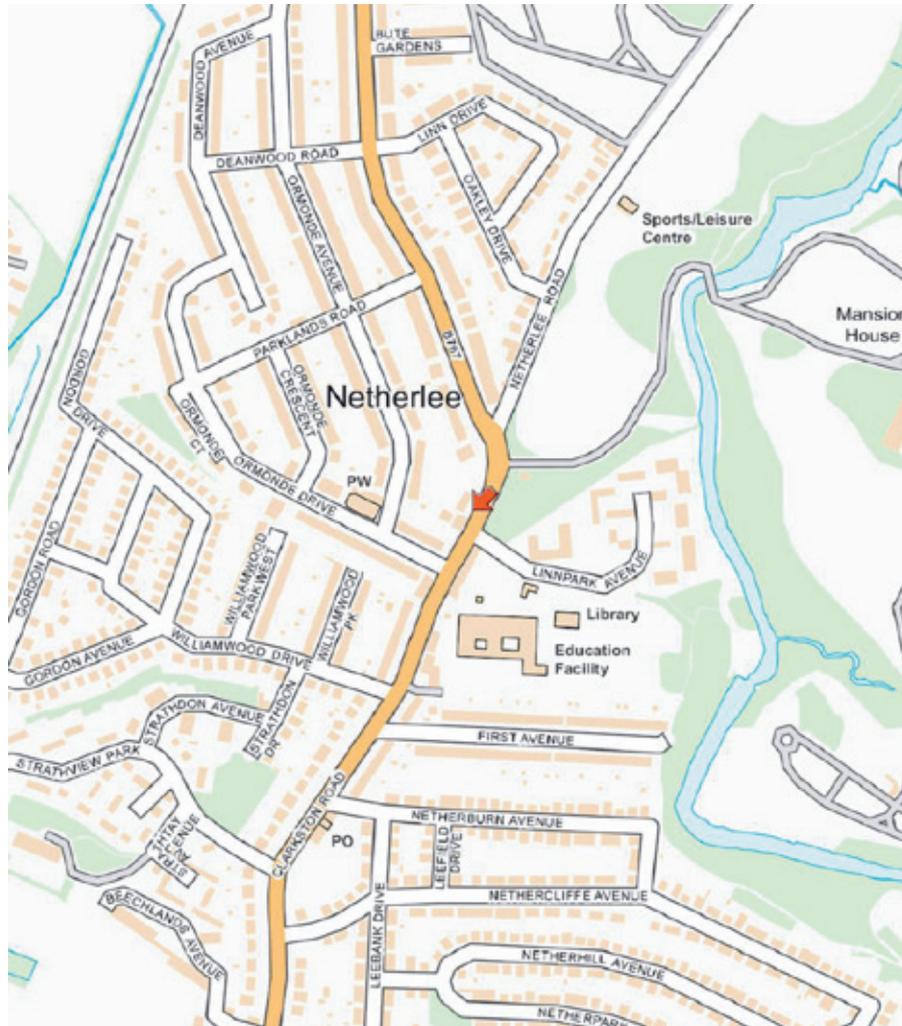
The subjects comprise a single storey brick built property under a pitched and tiled roof. The roof space has been converted using dormer extensions.

Internally, the premises comprise a former bar area, previously forming part of the adjoining restaurant. We would envisage a tenant stripping out and re-fitting the premises. A WC and stairs to the upper floor are to the rear.

### Accommodation

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

Ground Floor	384 sq ft	35.74 sq m)
Attic	372 sq ft	(34.61 sq m)



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### Rent / Terms

The subjects are available by way of an assignation of an existing lease, expiring 31 October 2022. Alternatively, our client may consider a sub-lease and there may also be an opportunity, subject to tenant covenant, of surrendering the existing lease and entering into a new lease direct with the landlord.

The passing rent is £11,250 per annum with there being no further rent reviews.

### Rateable Value

The premises require to be reassessed for business rates. We expect the premises, upon reassessment, will qualify for 100% rates relief under the Small Business Bonus Scheme.

### 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

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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. October 2017.