

PROMINENT RETAIL UNIT TO LET

**UNIT 4, 90 BUSBY ROAD
CLARKSTON
GLASGOW
G76 7AX**

LOCATION

Clarkston is an affluent suburb of Glasgow situated approximately 7 miles south of Glasgow City Centre, and having a resident population of circa 9,000 persons, with Busby Road being one of the main arterial routes within the south side of Glasgow linking Clarkston with Giffnock, Busby and East Kilbride.

The property occupies a prominent position within Busby Road, the main shopping thoroughfare in Clarkston, with nearby occupiers being a mix of multiple and local traders to include Black & Lizars, Tesco, Oxfam, VPZ and Café Roma.

DESCRIPTION

The property comprises a ground floor retail unit within a single storey parade of 4 units, with the subject property benefiting from a single glazed shop front which is secured at night by means of an external roller shutter. Internally, the ground floor provides clear retail space, with toilet/staff facilities situated at the rear.

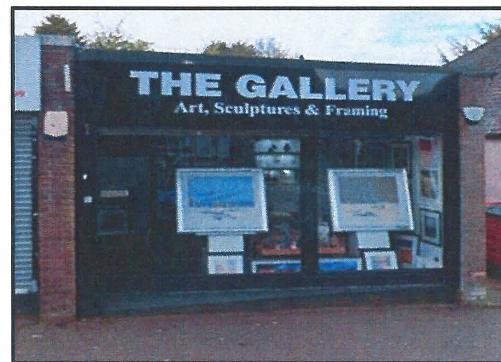
AREAS & DIMENSIONS

From our measured inspection we would confirm the property extends to the following areas and dimensions:

Gross Frontage: 16' 0" (4.87 m)
Net Frontage: 14' 6" (4.41 m)
NIA: 442 ft² (41.06 m²)

LEASE TERMS

The property is offered to the market for a period to be agreed, incorporating regular upward only rent reviews, with rental offers in the region of £17,000 per annum sought.

**ENERGY PERFORMANCE CERTIFICATE**

An EPC has been commissioned, further details upon request.

ENTRY

On conclusion of legals.

RATING

We understand the property is entered in the Valuation Roll as follows:

Description: Shop
Rateable Value ('25/'26): £12,500

LEGAL COSTS

Each party to be responsible for their own legal costs, with the ingoing tenant responsible for LBTT, registration dues and VAT incurred thereon.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

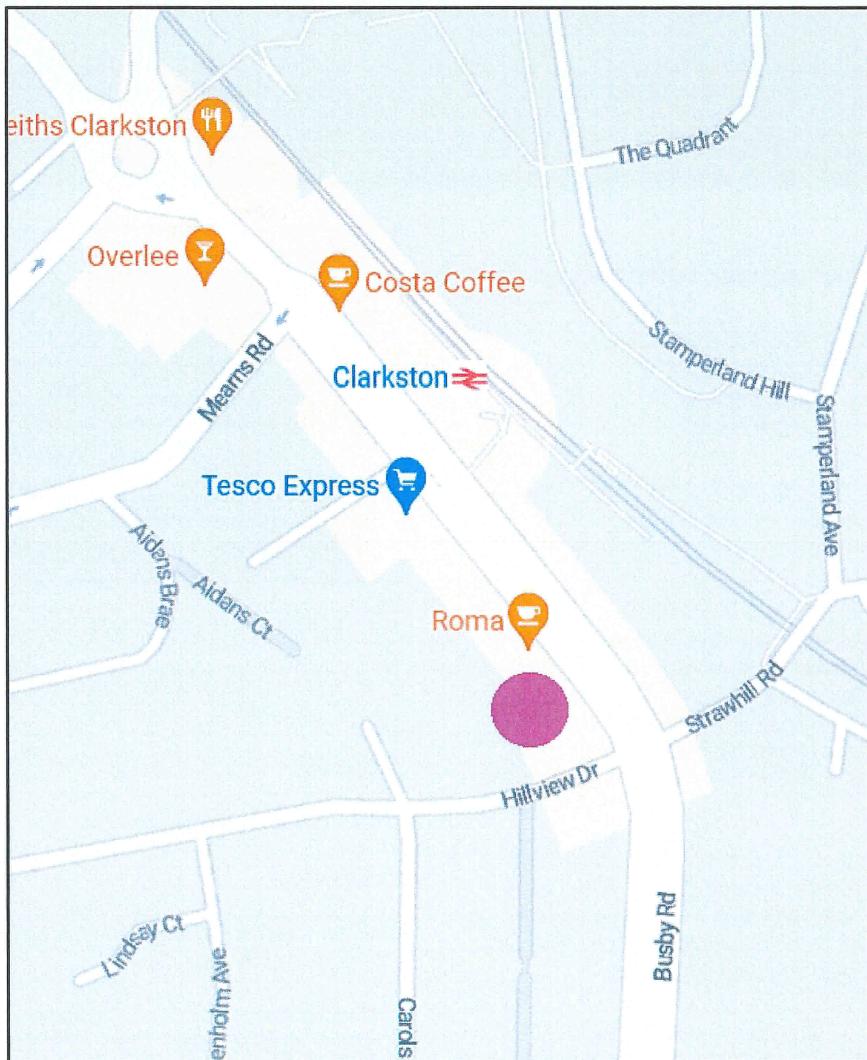
VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agents:

Whitelaw Baikie Figes

Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk

LOCATION PLAN



Details dated 30th October 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.