

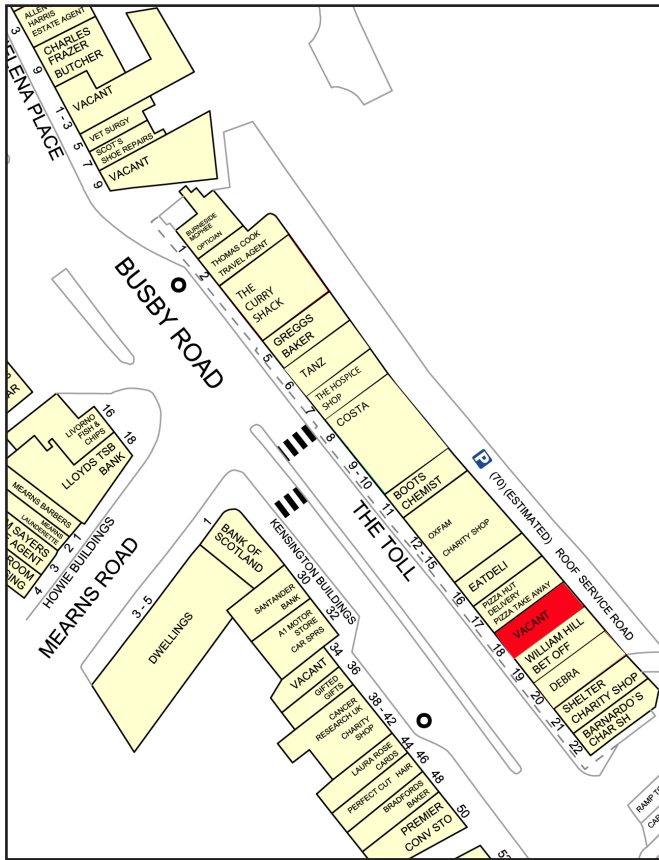
Fitted restaurant unit  
**To Let**  
with class III / hot food consent



- Located in an affluent south side suburb of Glasgow
- Ground: 66.98 sq m (721 sq ft) Basement: 14.86 sq m (160 sq ft)
- Rental offers over £26,500 per annum exclusive
- Occupiers in the parade include Costa Coffee, Thomas Cook, Pizza Hut, Boots and Greggs.
- Development benefits from rooftop customer parking

# Unit 16, 18 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, Tesco and Boots the Chemists.

## 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. The subjects benefit from class III/hot food retail consent and were most recently a restaurant with the previous occupier's fit out still in-situ.

## Accommodation

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

|               |                   |                    |
|---------------|-------------------|--------------------|
| Ground floor: | 66.98 sq m        | (721 sq ft)        |
| Basement:     | 14.86 sq m        | (160 sq ft)        |
| <b>Total:</b> | <b>81.84 sq m</b> | <b>(881 sq ft)</b> |

## 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

Offers over £26,500 per annum exclusive are invited for the benefit of a leasehold interest over the subjects.

## Rateable value

£25,000 NAV/RV.

## EPC

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 the sole agents:

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