

To Let

fitted restaurant / shop unit

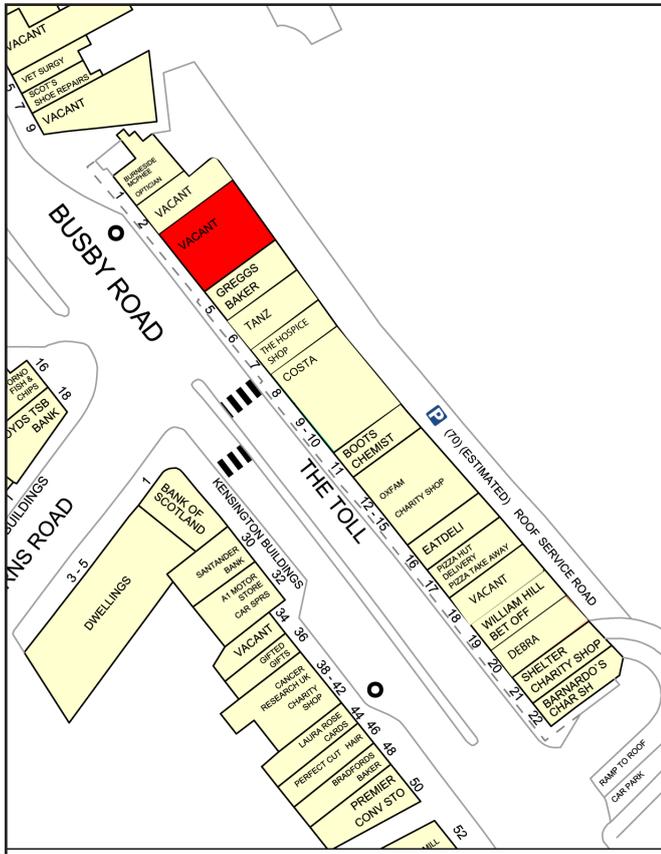


Unit 3, 4 The Toll, Clarkston

- Located in an affluent south side suburb of Glasgow
- Ground: 135.27 sq m (1,456 sq ft) Basement: 69.77 sq m (751 sq ft)
- Rent upon application
- Occupiers in the parade include Costa Coffee, Pizza Hut, Boots, Oxfam and Greggs.
- Development benefits from rooftop customer parking

Unit 3, 4 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 previously traded as restaurant premises and benefit from being fitted out with bar area, enclosed kitchen canopy and extraction, disabled, male and female toilets.

Accommodation

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

Ground floor:	135.27 sq m	(1,456 sq ft)
Basement:	69.77 sq m	(751 sq ft)
Total:	205.04 sq m	(2,207 sq ft)

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

Upon application.

Service charge

A service charge is payable by the tenant for the upkeep and maintenance of the common parts of the development, further details upon request.

Rateable value

£56,000 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:

Name: Paul Hamilton
Telephone: 0141 222 2777
Email: [enquiries@hamiltoncharteredsurveyors.com](mailto:enquiries@hamiltoncharteredurveyors.com)

Hamilton Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of Hamilton Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

