

TO LET / FOR SALE - RETAIL

146 CRAIL STREET

RUTHERGLEN, GLASGOW, G31 5RA



KEY HIGHLIGHTS

- 460 sq ft
- Free on-street parking available
- No VAT payable
- Would suit a range of uses such as hairdressing, beauticians and tattoo studios
- Applicable for full rates relief under the Small Business Bonus Scheme
- Suitable for Class 3 Use subject to planning consent

SUMMARY

Available Size	460 sq ft
Rent	£7,000 per annum
Price	£65,000
Rates Payable	£2,440.20 per annum Some occupiers may be eligible to apply for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£4,900
VAT	Not applicable
EPC Rating	Upon enquiry

DESCRIPTION

The premises comprise part of the ground floor of a traditional red sandstone tenement building with residential flats on the upper floors. Externally the property has a painted stone and rendered frontage, with a single entrance door and window secured by steel roller shutters. Internally the space is split to provide a reception area and main salon space to the front with a separate treatment room and staff/customer WC to the rear.

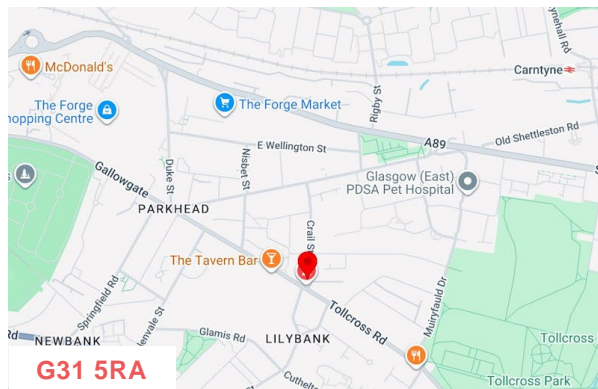
LOCATION

The property is located in a prominent position at the junction of Crail Street and Tollcross Road, close to the Parkhead cross in the east End of Glasgow, approximately 3 miles east of the city centre. Surrounding occupiers include Tollcross Pharmacy, Crail Medical practice, Nisa Local and other local traders, whilst Westmuir Medical Centre and Quarry Brae Primary School are also located nearby. The location is well served by public transport with bus routes on Tollcross Road, and local rail stations close by.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	460	42.74	Available
Total	460	42.74	



VIEWING & FURTHER INFORMATION

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