



12 Cathkin Drive, Clarkston, Glasgow, G76 7PF

Rarely Available Location

- Centre of Densely Populated Area
- Refurbished Property
- Class 1 Consent
- Rates & V.A.T Free
- 517sq ft
- Rent: £13,000per annum

LOCATION

The property is situated on the north side of Cathkin Drive, close to its junction with Seres Road within a very busy commercial parade in the suburb of Clarkston.

The area is densely populated with residential in the immediate surrounding area with a small number of commercial offerings within the parade. Neighbouring occupiers include MJ's Brasserie, Pauline's Hair & Beauty and Clarkston Carpet Centre.

PROPERTY

The property comprises an end terrace single storey commercial space of traditional construction surmounted by a pitched roof overlaid in ceramic tile.

The property benefits from a prominent frontage with large display window and partially recessed single entrance door secured by aluminium roller shutters.

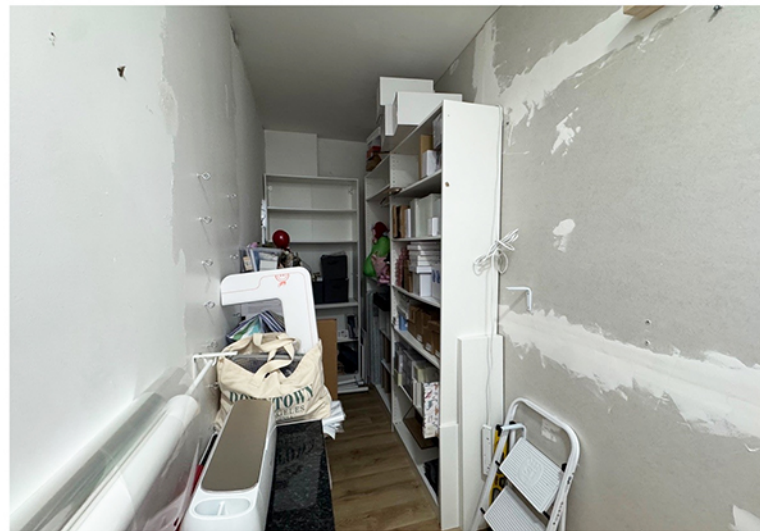
Internally the property is presented in a primarily open plan layout with single partition to the rear of the demise to form rear store and w.c facility. The property benefits from rear access door.

The property has been renovated to include plastered and painted walls and L.E.D lighting.

AREA

The property has been measured on net internal area basis and calculated to extend to the following floor area;

Ground: 48sqm (517sq ft)



12 Cathkin Drive, Clarkston, Glasgow, G76 7PF

Rarely Available Location

NAV/RV

The property has been entered onto the valuation roll with the following NAV/RV

£9,400

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £13,000per annum

V.A.T.

Figures quoted exclusive of Value Added Tax.

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

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 these details have been printed, circumstances may change out with our control When we are advised of any change we will inform al enquiries at the earliest opportunity.