

TO LET

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David Allison & Company  
Chartered Surveyors



OFFICE/RETAIL UNIT

## 4 HOWIE BUILDINGS, MEARNS ROAD, GLASGOW, G76 7ET

- Class 2 Office/Retail Unit in highly sought after location on Glasgow's South Side
- Established Class 2 Office consent
- Prominent location within popular neighbourhood shopping centre
- Substantial residential catchment area and affluent demographic
- Unrestricted on street parking in immediate vicinity
- Flexible internal layout - 555 sq ft (51.56 sq m)

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## OVERVIEW

- Total floor area 555 sq ft
- Rent £15,000 per annum
- Rateable Value £11,500
- Property eligible for 100% rates relief under the Small Business Bonus Scheme
- EPC Rating F

## DESCRIPTION

The property comprises a single storey mid terraced shop unit forming part of a small parade of five units on the north side of Mearns Road. The property has a timber framed and glazed frontage incorporating a large single display window with entrance doorway to one side.

## LOCATION

The unit occupies a prominent site on the north side of Mearns Road adjacent to Busby Road at Clarkston Toll on the south side of Glasgow. Nearby occupiers include Bank of Scotland, Rainbow Room, Costa Coffee and Greggs. There is unrestricted on street parking in the immediate vicinity and a rooftop pay and display car park at The Toll on Busby Road closeby.

## ACCOMMODATION

The accommodation comprises the following areas:  
Ground - Office/Retail 555 sq ft 51.56 sq m

## TERMS

The property is offered to lease on the normal tenant's fully repairing and insuring terms, with provision for regular rent reviews dependent on the length of lease term.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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Date of Publication: September 2022

Regulated by RICS



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