

TO LET

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David Allison & Company  
Chartered Surveyors



## RETAIL UNIT

### 41 STAMPERLAND CRESCENT, CLARKSTON, G76 8LH

- Retail Unit in highly sought after location on Glasgow's South Side
- Prominent main road location within popular neighbourhood shopping centre
- Double glazed shop front and electrically operated shutter

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

## DESCRIPTION

The property comprises a single storey mid terraced shop unit forming part of a single storey parade of shop units prominently situated facing onto the main road where there are parking bays for customers. The shop features a modern aluminium double glazed display front and entrance door and the whole is protected by an electrically operated shutter.

## LOCATION

The property occupies a highly visible position on the main route leading to Clarkston Toll at the forefront of the established residential area of Stamperland, with Netherlee and Muirend/Cathcart to the north and Clarkston to the south. Other occupiers in the parade include Vivi & Co, Laundry Express, and Garrys' Food & Wine.

## ACCOMMODATION

The accommodation comprises the following areas:

Ground - Retail 355 sq ft 32.85 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.

## RENT

£8,000 per annum exclusive

## RATING

Rateable Value £7,200. The property is eligible for 100% relief under the Small Business Bonus Scheme.

## EPC

The property has an EPC rating of C.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

Stephen McVey

David Allison & Co

135 Buchanan Street

Glasgow

G1 2JA

Tel: 0141 375 1555

Mobile: 07767 316744

Email: [stephen@dallisonandco.co.uk](mailto:stephen@dallisonandco.co.uk)

[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

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