

TO LET



HELENA PLACE, 5 BUSBY ROAD,
CLARKSTON, G76 7RB

205 St Vincent Street, Glasgow, G2 5QD

0141 248 7773 kennedyandco.com

- Located in the affluent Clarkston area in the south side of Glasgow
- Prominent position fronting the busy Busby Road (A727) at Clarkston Toll
- Ground floor superbly fitted to a high specification
- Total net internal area:
- Ground Floor 68.88 sq m (742 sq ft)
- Basement 31.52 sq m (339 sq ft)
- Storage 33.39 sq m (359 sq ft)
- Available on a new FRI lease
- Rent details available upon request
- Suit a variety of uses including office/retail eg. estate agent, solicitor's, hairdressing salon, beauticians

LOCATION

The subjects are located in Clarkston, an affluent south side suburb of Glasgow approximately 5 miles from Glasgow city centre. Busby Road (A727) is one of the main arterial routes within the south side of Glasgow linking Clarkston to and from Giffnock, Busby and East Kilbride. The premises themselves are directly adjacent to Clarkston Toll.

Busby Road forms the main shopping thoroughfare in Clarkston with nearby occupiers comprising a mixture of local and national traders including; Betfred, Bank of Scotland, Costa, Greggs, Thomas Cook, Clyde Property, Allen & Harris, Nicol Estate Agency, Slater Hogg & Howison and various others.

The location plan opposite shows the approximate location of the subjects.

GENERAL DESCRIPTION / ACCOMMODATION

The subjects comprise a ground floor office/retail unit within a three storey traditional style sandstone tenement building. The building contains other commercial units at ground floor level with the upper floors being in residential use.

The premises themselves provide office/retail accommodation at ground floor with additional office/storage space + toilet space at basement level.

Internally the ground floor has been fitted out tastefully to a very

high standard to include feature tile effect walls and polished ceramic flooring and is divided into feature front office with two private offices and kitchen to the rear.

The basement floor provides office/meeting accommodation and separate male + female toilets. There is additional storage area with restricted ceiling height.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the net internal area to be approximately as follows:-

Ground Floor	68.88 sq m (742 sq ft)
Basement	31.52 sq m (339 sq ft)
Storage	33.39 sq m (359 sq ft)

(restricted ceiling height)

RATING ASSESSMENT

The subjects are currently shown in Valuation Roll as follows:

Rateable Value: £18,000

RENTAL/LEASE TERMS

The subjects are available to lease on a FRI basis. Rental terms are available on request.

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

The properties have been assessed for energy performance and currently have a 'F' rating.

VIEWING/FURTHER INFORMATION

Strictly through agent:

Kennedy & Co

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PROPERTY MISDESCRIPTIONS 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 without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

