



SPACIOUS RETAIL UNIT - FITTED SALON BUT COULD SUIT ALTERNATIVE USES FOR SALE (MAY LEASE)

585 London Road, Glasgow, G40 1NE

LOCATION:

On busy London Road in the Bridgeton area of Glasgow approximately 1.5 miles to the south east of the city centre. Neighbouring and nearby occupiers include public houses, Chinese takeaway, beauty salon, convenience store and newsagent, Betfred, Greggs and Ladbrokes whilst Bridgeton Cross and Bridgeton Railway station are within 100 metres. On street parking is available outside the shop on London Road which forms part of the A74, a principal route from the city centre and south side of Glasgow to The emirates Arena, Sir Chris Hoy Velodrome, Celtic Park and the East End Regeneration Route connecting to the M74 and M8.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Part of a 4 storey tenement building, a deceptively spacious shop with a single storey projection to the rear currently fitted as a hair and beauty salon but also with potential for other uses.

2 x roller shutters protecting display window and matching entrance door to generous retail/salon area with storage and toilet off and 3 treatment rooms, staff kitchen and toilet beyond to the rear.

An acoustic tiled ceiling system has been installed in the front shop incorporating fluorescent and spot lights and water and drainage are installed in the 3 treatment rooms.

Gas central heating is also installed operating through radiators.

AREA:

808 sqft / 75.07 sqm or thereby net internal area area.

ENERGY RATING:

Awaiting EPC



RATEABLE VALUE:

£7,400

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers / tenants should confirm the position for themselves.

PRICE, RENT, LEASE DETAILS ETC :

OFFERS OVER £79,500 are invited exclusive of VAT

Alternatively, our clients may consider a lease of the property on standard, commercial, full repairing and insuring terms for a negotiable duration at **Rental Offers Over £7,500** per annum exclusive of VAT.

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R572 Prepared April 2022

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
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