TO LET

2,106 Sq Ft
195.6 Sq M

5A Clarkston Road
Cathcart | Glasgow | G44 4EF

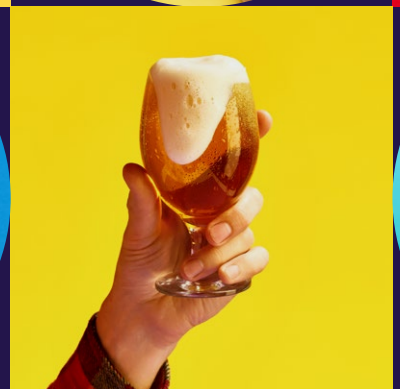
CLASS 3 | LICENSED TRADE OPPORTUNITY

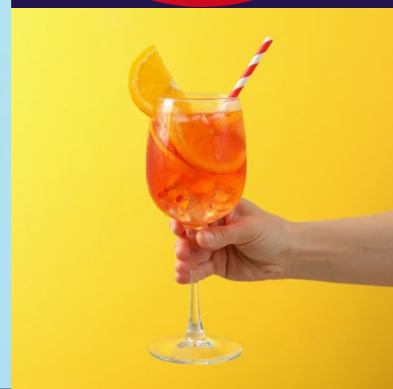
Outdoor Seating &
Dedicated Car Parking

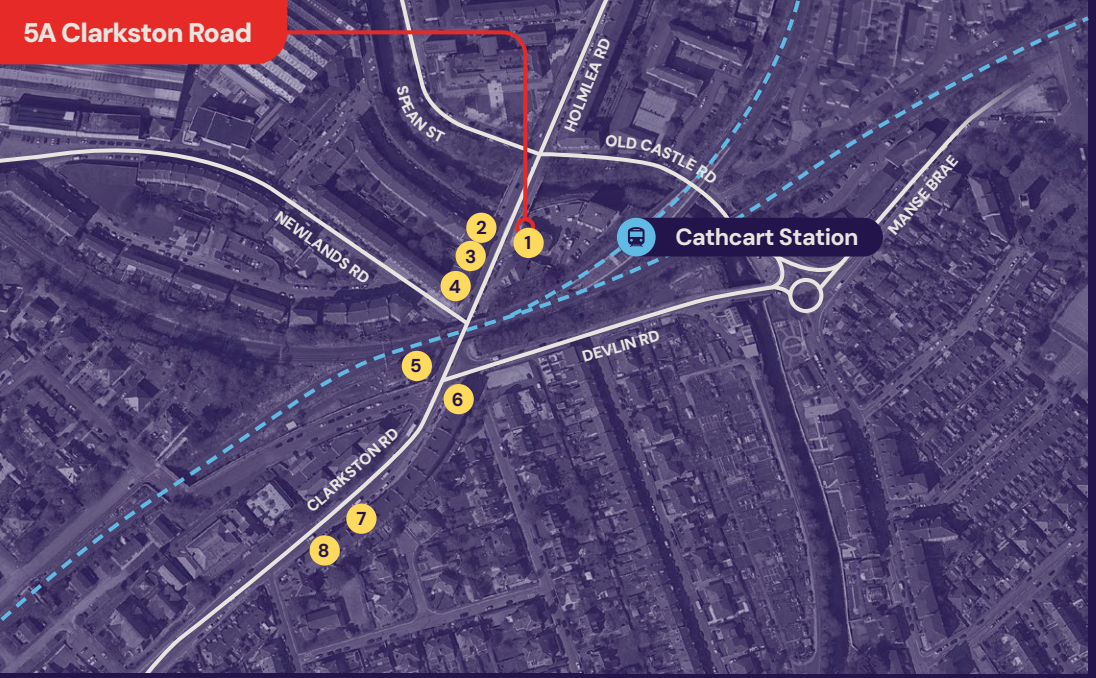










Description

The property occupiers a substantial unit benefitting from Class 3 consent, an existing flue, dedicated car parking and an outdoor seating space with direct visibility from Clarkston Road.

The unit is part of a larger development and is currently partially fitted as a restaurant.

Accommodation

From our measured inspection, we would calculate that the property extends to the following areas and dimensions:

5A Clarkston Road		
Floor Area	2,106 Sq ft	195.6 Sq m



Location

The property occupies a prominent position near the junctions of Old Castle Road and Delvin Road and rise immediately adjacent to Cathcart Railway Station in the Southside of Glasgow. Clarkston Road is main arterial traffic route linking the city to the Southside of Glasgow.

Nearby Occupiers

1. Bar Bosie
2. Caesar's Social
3. Spar
4. See Saw Play Cafe
5. Beechings Bar
6. La Casa del Caffe Southside
7. Soup's On & The Cake Lady
8. Zucchini Cathcart







Energy Performance Certificate

An Energy Performance Certificate has been instructed and can be made available to interested parties.

VAT

All figures are quoted net of VAT.

Entry

Early entry is available.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms

Legal Costs

Each party to be responsible for their own legal costs with the ingoing tenant being responsible for LBTT.

Planning/Licensing

The property currently benefits from Class 3 consent with an existing flue in situ. Our client has recently made an alcohol license application which can be transferred to an ingoing tenant.

Rent

Rental offers in the region of £30,000 are sought.

Rateable Value

The properties are entered in the Valuation Roll as follows:

5A Clarkston Road

Description	Restaurant
Rateable Value (26/27)	£13,100

Viewing/Further Information

Access can be arranged through the joint letting agents:

wbf. whitelaw baikie figes
0141 221 6161
www.wbf.co.uk

Gavin Anderson
gavin@wbf.co.uk
0141 221 6161

Smith & Clough BUSINESS ASSOCIATES

Jonathan Clough
jonathan@smithandclough.com
0141 404 0087

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