



TO LET / MAY SELL

RETAIL UNIT

6 Brunton Street, Muirend, Glasgow, G44 3DU

Attractive retail unit in popular Southside area, Muirend.

Excellent Transport Links.

Net Internal Area of 54.43 sq.m (575 sq.ft) approx.

Offers in the Region of £10,000 per annum are Invited.

LOCATION

The property is situated within the Muirend area in the southside of Glasgow. The property is situated on North end of Brunton Street, which lies adjacent to Clarkston Road (B767).

The property is approximately 4 miles from the city centre and is afforded by a number of Railway links, including Muirend and Cathcart Stations being within walking distance. The property also benefits from a number of bus routes.

The immediate area is a combination of commercial and residential use. Other commercial occupiers include Prestige Bathrooms, Bumblebee, J. Shearer Roofing Ltd and Newlands Home Bakery. On street parking is available within the surrounding area.

DESCRIPTION

The subjects comprise a ground floor retail unit of a three-story tenement building, with residential flats occupying upper levels.

Internally, the property comprise a regularly rectangle shaped layout with a partitioned section to the left and a vestibule to the entryway. There are toilet facilities to the rear of the unit.

Access is afforded through a secure entry, private door.

ACCOMMODATION

According to our calculations the subject has a total Net Internal Area of approximately 54.43 sq.m (575 sq.ft).

RATES

Rateable Value of £5,400.

Please note that a new occupier has the right to appeal the current assessment

LEASE TERMS

Offers over £10,000 per annum are invited. Purchase of our client heritable interest in the premises may also be considered.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

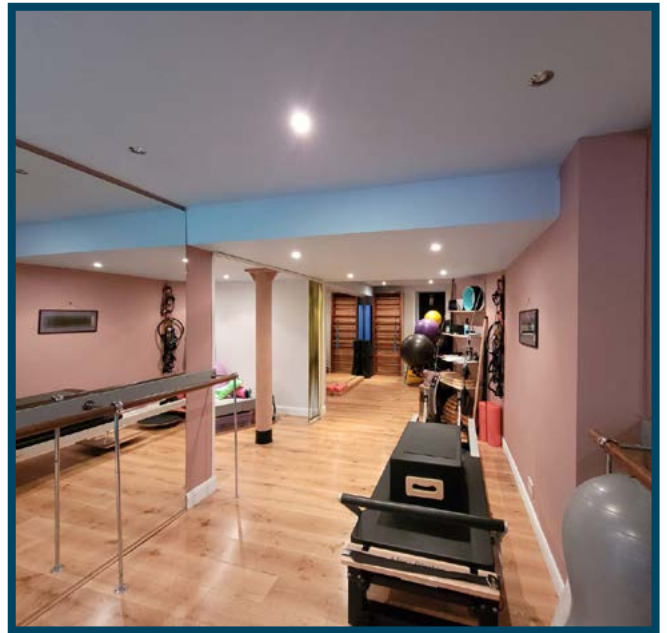
A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available from August 2024.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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REFERENCE

WSA2553

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