



ALLISON • LIGHTBODY • WADDELL
CHARTERED SURVEYORS



STRICTLY PRIVATE & CONFIDENTIAL

James Burns Hair Design

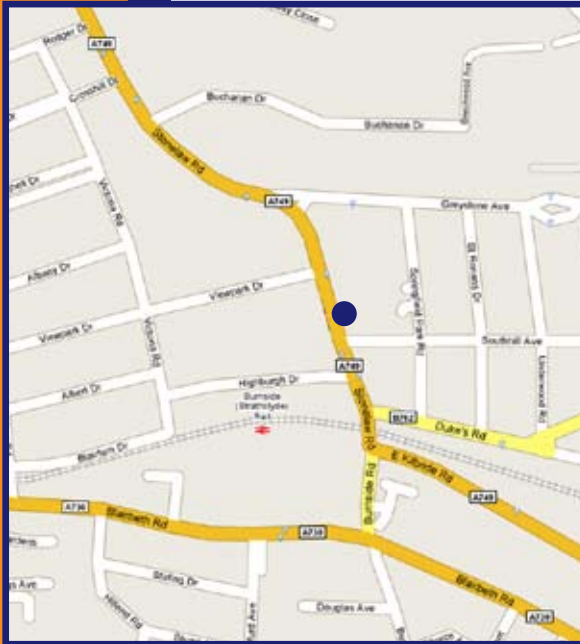
226 STONELAW ROAD, BURNSIDE, GLASGOW G73 3SA

- Superbly fitted out -
Ground Floor: **24.18 sq m (260 sq ft)**
Basement: **27.92 sq m (300 sq ft)**
- Additional first floor office/staff lockers: **12.91 sq m (139 sq ft)**
- Superb location in the heart of Burnside
- Long established - 19 years
- Leasehold - Rental: Offers in excess of **£15,000** per annum
- Premium **£45,000**

Tel: 0141 229 6020

Atlantic House, 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Fax: 0141 229 6025 Web: www.alwsurveyors.co.uk



LOCATION

The subjects occupy a prominent location on the east side of Stonelaw Road in the heart of Burnside – some 1.5 miles to the south of Rutherglen and 5 miles to the south of Glasgow City Centre.

Burnside is an affluent residential area and Stonelaw Road represents the main retail offer for the immediate vicinity.

The property is situated directly opposite Somerfield and adjacent retailers comprise a mix of national multiple retailers and independent traders, including **Greggs, Slater Hogg & Howison, Royal Bank of Scotland, Countrywide, Pinder Opticians, BetFred, Victoria Wine** and **Burnside Post Office**.

The plan opposite illustrates the approximate location of the subjects, for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise a self-contained retail unit, arranged over ground, basement and first floor levels, and is situated within a single storey parade of similar retail/office units.

The building appears to be of brick and blockwork construction, with a pitched, tiled roof.

The subjects have the benefit of a full height aluminium framed glazed display frontage and are arranged internally to provide salon facilities at ground floor (7 styling chairs and 2 washbacks) and basement level (4 styling chairs and 1 washback).

A door in the back wall of the basement provides access to the delivery area to the rear of the property.

Fixtures and fittings have been specified to the highest quality – timber floor coverings, papered walls and attractive decoration.

The first floor area has a washing machine and tumble dryer and CCTV cameras have been fitted throughout.

The accommodation can be briefly described as follows:

- Ground Floor** Total Net Internal area: **24.18 sq m (260 sq ft)**
 - Main salon area
 - Storage cupboard
- Basement Floor** Total Net Internal area: **27.92 sq m (300 sq ft)**
 - Main salon area
 - Store/preparation area
 - WC
- First Floor** Total Net Internal area: **12.91 sq m (139 sq ft)**
 - Staff/kitchen area
 - Staff locker room
 - WC

THE BUSINESS

Accounts

As noted above, the business has been trading for 19 years. Full business accounts can be provided to genuinely interested parties upon request.

Current Opening Hours

Tuesday to Friday: 9.00am to 6.00pm • Saturday: 9.00am to 4.00pm • Late Night Thursday: 9.00am to 8.00pm

Staff

Details of current staff can be provided to genuinely interested parties upon request.

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows: **Rateable Value: £8,200**

PRICE/LEASE TERMS

Premium: Our clients are seeking offers in excess of **£45,000** for the business goodwill, fixtures and fittings.

In addition, our clients are seeking offers in excess of **£15,000** per annum for the benefit of a new lease of flexible duration – incorporating upwards only rent reviews.

VAT

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

LEGAL COSTS

We would expect the ingoing tenant/purchaser to be responsible for our client's reasonably incurred legal fees relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Sandy Lightbody

Allison Lightbody Waddell Chartered Surveyors

45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020

Email: info@alwsurveyors.co.uk

Fax: 0141 229 6025

Web: www.alwsurveyors.co.uk

