

ATTRACTIVE RETAIL UNIT TO LET



ALLISON • LIGHTBODY • WADDELL  
CHARTERED SURVEYORS



### STRICTLY PRIVATE & CONFIDENTIAL

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)**  
First Floor Office/Staff Lockers: **12.91 sq m (139 sq ft)**
- Excellent location in the heart of Burnside
- Directly opposite Somerfield
- Rental: Offers in excess of **£15,000** per annum

# Tel: 0141 229 6020

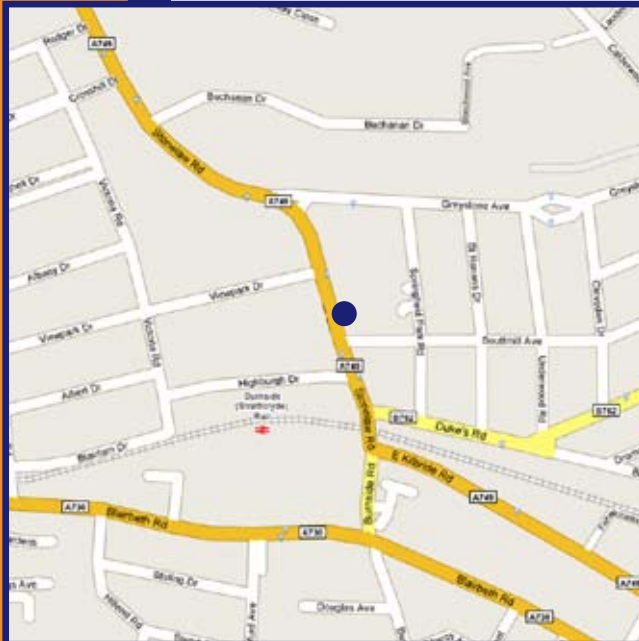
Atlantic House, 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Fax: 0141 229 6025 Web: [www.alwsurveyors.co.uk](http://www.alwsurveyors.co.uk)

# ATTRACTIVE RETAIL UNIT TO LET



ALLISON • LIGHTBODY • WADDELL  
CHARTERED SURVEYORS



## 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 an attractive retail unit situated over ground, first and basement floor levels within a terrace building of brick and blockwork construction under a pitched, tiled roof.

As noted above, the subjects form part of a terrace of similar properties. The subjects have the benefit of an aluminium framed full height glazed display frontage and at present are arranged to provide an open sales/salon area at ground floor with a small cupboard to the rear.



A stairway provides access to the basement which is currently fitted as salon space with a small cupboard and toilet facility situated to the rear.

A door is situated in the back wall providing access to a delivery area to the rear of the business. A stair provides access to the first floor accommodation which has been arranged to provide office accommodation.

From measurements taken on-site and in accordance with the RICS Code of Measuring Practice (Sixth Edition), we calculate the subjects extend as follows:

- **Ground Floor:** 24.18 sq m (260 sq ft)
- **Basement:** 27.92 sq m (300 sq ft)
- **First Floor:** 12.91 sq m (139 sq ft)

## RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

**Rateable Value: £8,200**

## RENTAL/LEASE TERMS

We are seeking offers in excess of **£15,000** per annum for the benefit of a new lease on full repairing and insuring terms 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 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](mailto:info@alwsurveyors.co.uk)

Fax: 0141 229 6025

Web: [www.alwsurveyors.co.uk](http://www.alwsurveyors.co.uk)



**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 outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.

Date of Publication: May 2009