

# TO LET

588 Crookston Road  
Glasgow G53 7TZ

- ▶ Roadside development
- ▶ Dedicated car parking
- ▶ Class 1A consent
- ▶ Rent £22,500 pa



## LOCATION

The subjects are located in Crookston, a residential suburb in the South West area of Glasgow. The neighbourhood of Crookston and South Cardonald is home to roughly 8,000 people.

As part of a roadside development, the unit adjoins **Tesco Express** and sits next to the busy Crookston Road. The development benefits from having a dedicated parking area with 15 spaces plus 2 disabled spaces.

Nearby occupiers include national retailers **Lidl** and **Boots** who are located less than half a mile to the south within another similar roadside development.

## ACCOMMODATION

The unit occupies the ground floor of a new roadside development, and extends to the following approximate net internal floor areas:

|                     |                  |                  |
|---------------------|------------------|------------------|
| <b>GROUND FLOOR</b> | <b>991 SQ FT</b> | <b>92.1 SQ M</b> |
|---------------------|------------------|------------------|

## PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail or financial/professional services. Interested parties are advised to speak directly to the Local Planning Authority.

## LEASE

The property is available via sublease or assignation. The subjects are currently held on a head lease with an expiry in 2036, and a break option in 2031.

## RENT

Offers of **£22,500 per annum** exclusive are invited.

## RATING

The rates are still to be assessed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

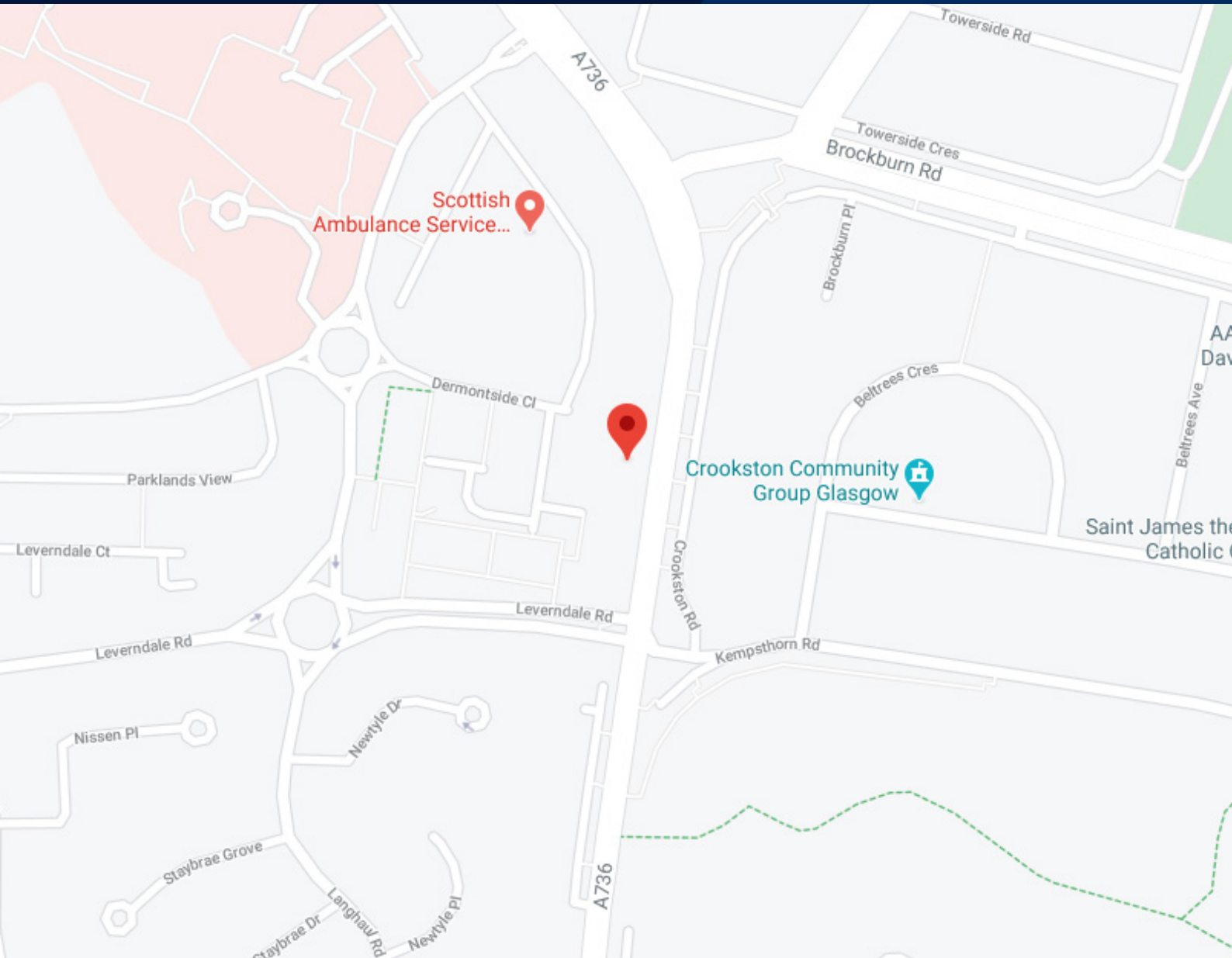
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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