

Business FOR SALE

📍 Unit 5b, 151 Western
Road, Cambuslang,
Glasgow, G72 8PE

- 🌀 Established operation
- 🌀 Prominent situation
- 🌀 Busy Arterial Route
- 🌀 Excellent Car Parking
- 🌀 Self-employment opportunity
- 🌀 Potential rates exemption

kirkstone
PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole letting/selling agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

0141 291 5786



Location

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The town sits approximately 50 miles west of Edinburgh and connects the central belt via the M8 motorway network.

The premises are located in a prominent position on the south side of Western Road, close to its junction with East Kilbride Road in the town of Cambuslang which is around 5 miles south of Glasgow city centre. The town is easily accessible from Glasgow and East Kilbride being well served with road and rail links. Nearby retailers include Nisa Supermarket, Greggs, Sizzlers and Shakes & Cakes Desserts. The surrounding area is predominantly residential in nature.



Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Salon area & treatment rooms	56.4	607

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th

Description

The property comprises a modern retail unit contained within a detached building of steel portal frame construction under a pitched and clad roof. The subjects form part of a number of retail units.

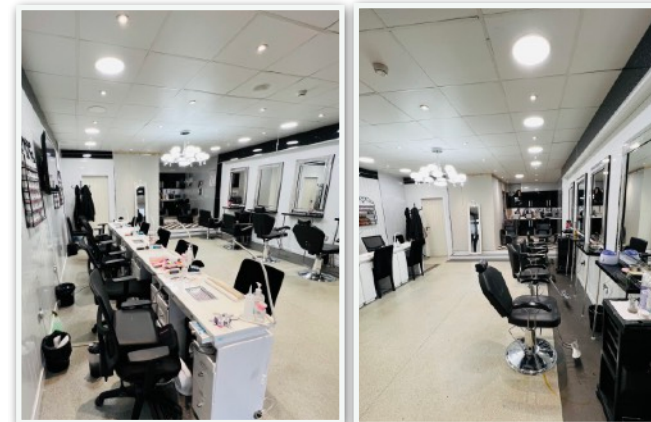
Externally the property has a double fronted display with a central single door under a non-illuminated fascia board. The windows and entrance are covered by an electronically operated roller shutter. Internally the premises have been fitted out as a Nails and Beauty Salon with a lino floor, PVC clad lined walls, and a suspended tile ceiling incorporating LED lighting. WC accommodation and a treatment room is provided to the rear.

Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £13,000 per annum. Full quoting terms are available upon request.

Energy Performance

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



Trading Information

The subject property currently trades as a ladies beauty salon. The current operators have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity. The bespoke service the current owners provide is reflective of the success of the business and in turn, the return custom.

We have been advised that all fixtures and fittings are owned outright and included within the goodwill purchase price of £25,000. Proof of sales will be made available to seriously interested parties post viewing stage.

Particulars

Rateable Value	£9,400
VAT	Payable on the rent
Legal Costs	Each party will be responsible for their own
Entry	Available on completion of legal formalities

Kirkstone Property Consultancy is a Limited company Registered in Scotland No SC682540, Kirkstone Property Consultancy for themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone Property Consultancy, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone Property Consultancy have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone Property Consultancy or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of Publication: November 2022.

