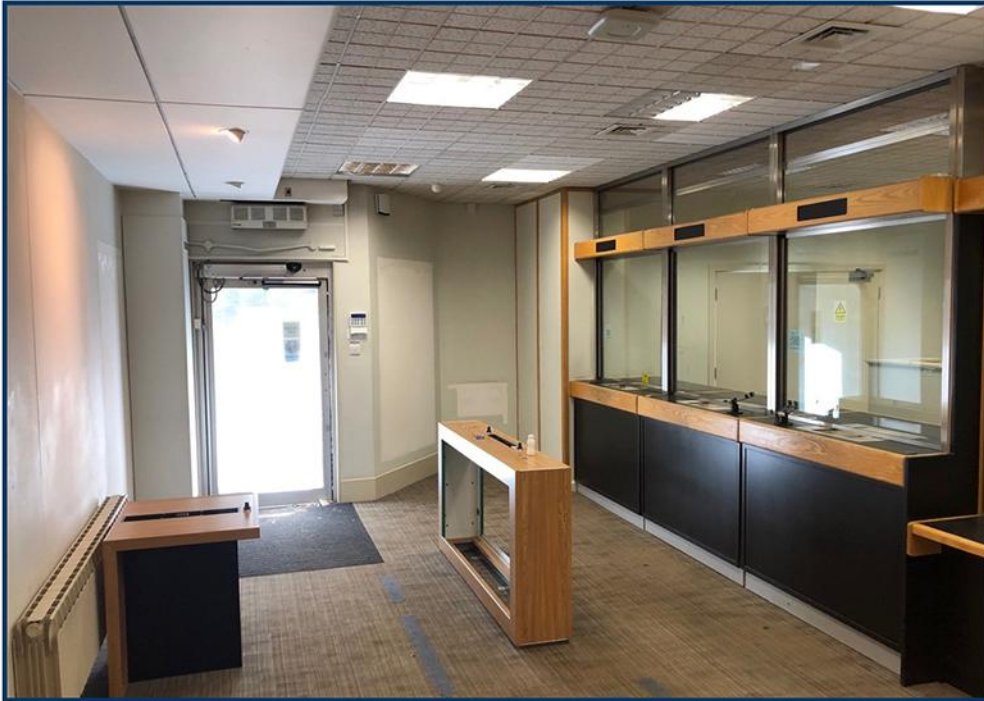


**23 CROSS ARTHURLIE STREET, BARRHEAD, G78 1QY**



**PROMINENT POSITION**



- Substantial Property
- Excellent Condition
- Rates Exempt
- 1,807sq ft
- Rent: o/o £15,000p.a
- Sale: P.O.A

#### LOCATION

The property is situated on the west side of Cross Arthurlie Street, south of its junction with Cogan Street, close to Barrhead town centre.

Barrhead is located 9 miles to the south west of Glasgow and has a resident population in excess of 20,000 people.

Nearby occupiers include Lidl, Kwik Fit, FM Hairdressing, Bluestone Gift Shop and The Kelburn bar.

#### PROPERTY

The property comprises a prominent 2 storey commercial development of traditional construction a surmounted by a pitched roof.

Access is gained via a heavy timber double door leading to an internal aluminium framed and glazed door.

Internally the property is formed as a bank premises with customer area, main counter and meeting rooms at ground floor with w.c facilities.

The upper floor is accessed via a single timber staircase with return leading to a largely open plan first floor, with partitions erected to form a staff room along with access to a rear steel staircase.

#### AREA

The property has been measured on a net internal area basis to extend to the following floor areas;

Ground: 94.96sqm (1,022sq ft)

1st: 72.94sqm (785sq ft)

Total: 167.9sqm (1,807sq ft)



#### **NAV/RV**

The property has been entered onto the valuation roll with the following NAV/RV £9,400

The property qualifies for rates exemption under the small business bonus scheme.

#### **RENT**

The property is available on a new full repairing and insuring head lease for o/o £15,000p.a

#### **SALE**

Our client may consider disposing on their freehold interest, price on application

#### **V.A.T**

Figures quoted are exclusive of V.A.T

#### **E.P.C.**

Available on request

#### **LEGAL**

Each party shall bear their own legal costs incurred in the transaction

#### **VIEWING**

By appointment only

#### **TITLE**

Available on request

Jas Aujla  
Will Rennie

TSA Property Consultants  
162 Buchanan Street  
Glasgow G1 2LL



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