



## East Kilbride Road, Busby, East Renfrewshire, G76 8HX

### RARELY AVAILABLE NEIGHBOURHOOD COMMERCIAL UNITS

- Private Parking
- High Volumes of Passing Traffic
- Showroom / Office / Workshop / Nursery / Cafe
- Units from 1,166sq ft
- Rent Available On Request

#### LOCATION

The site is superbly positioned in the highly desirable village of Busby, East Renfrewshire – just 1.5 km south-east of Clarkston, 4.5 km east of Newton Mearns, and only 9 km south of Glasgow city centre.

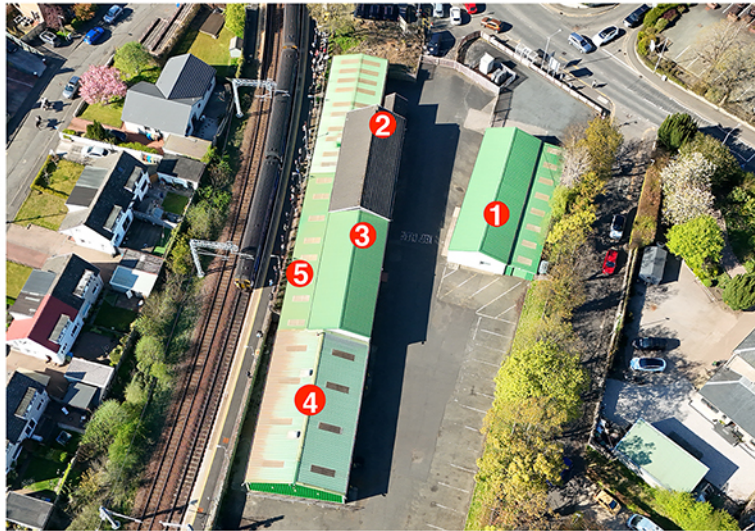
This charming village is home to around 3,300 residents and offers a peaceful, community-focused lifestyle with excellent connectivity.

Transport links are outstanding. Busby railway station lies right next to the site, with regular, fast services into Glasgow Central Station in approximately 23 minutes. For road users, the Glasgow Southern Orbital (A726) is just 2.5 km south-east at East Kilbride, providing seamless access to the M77, M74, and M8 motorways.

The A77 is equally convenient, only 3 km north-west at Giffnock, offering direct access into Glasgow city centre.

Busby itself boasts a selection of local shops and restaurants, while a wider array of retail, dining, and leisure choices are available in the vibrant neighbouring towns of Clarkston, East Kilbride, and Newton Mearns.

Residents enjoy an enviable lifestyle with access to beautiful Busby Glen Park, the popular Busby Equestrian Centre, prestigious local golf clubs including Williamwood, Cathcart Castle, and Cathkin Braes, plus outstanding outdoor pursuits at Cathkin Braes.



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### DESCRIPTION

The subjects comprise a small compound comprising showrooms, workshops and storage buildings, with associated yard / parking areas. The existing buildings include:

#### Building 1: Showroom, Offices and Store

Single storey detached brick building with sheet metal pitched roof. The premises include kitchen and toilet facilities, with an adjoining lean-to store (1a) on the eastern elevation. 3,093sq ft

#### Building 2 and Stores and Bothy

The stone property is a former engine shed in storage use over ground and attic floors. The premises include toilet facilities, with a small single storey restroom (2a) adjoining the north gable. 2,870sq ft

#### Building 3: Trade Counter and Offices

The ground and attic accommodation is constructed of brick with sheet metal pitched roof. 3,393sq ft

#### Building 4: Main Workshop

Single story facility of steel portal frame construction. The floor area is generally open plan. 3,120sq ft

#### Building 5

Comprising mainly single storey lean-to storage / passageway accommodation along the western elevations of buildings 2 and 3. The most northern element is steel frame construction with a vehicular entrance door. 3,208sq ft

Total Internal Area: 16,683sq ft

Total Site Area: 0.97Acres





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### RENT

The site / units are available on new F.R.I head leases for a negotiable term, rent figures can be discussed with the marketing agents.

Our client would consider lease options for multiple units before partitioning works commence.

### V.A.T.

We understand the property is not elected for V.A.T

### LEGAL

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

### TSA Property Consultants

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### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### Property Misdescription 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.

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