



Bright Spacious Salon To Rent

Ref. 2798

Carmichael Place, Lochwinnoch Road, Kilmacolm, PA13 4DT

This is a great opportunity to lease a spacious dual aspect shop in the affluent town of Kilmacolm to the west of Glasgow.

Ideally suited to a ladies hair salon, beauty business or similar service or retail business.

Spacious 41m2 (433sqft) premises comprising bright front shop, store with kitchen area and staff toilet.

**Rent £950 per month.
New 5 or 10 year lease available.**

VIEWING IS HIGHLY RECOMMENDED

**However is strictly by appointment through The Business Sales Agency.
No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

0333 6000 888

www.businesssalesagency.com

The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

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Kilmacolm, PA13 4DT Ref. 2798

Premises:

The property comprises a bright open plan dual aspect front shop with a store room and toilet to the rear.

This is a highly visible main road location in the town centre.

The premises extend to 41m² (433sqft).

There is ample on street parking outside the shop.

There is room within the property to create a beauty treatment room towards the rear if desired.

Tenure:

Leasehold. Rent £950 per month. There is no VAT payable on the rent.

New long lease available. Available from 17th January 2025.

Rateable value only £8,600 so no rates payable. The property has an EPC rating of C.

Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

