



Spacious Hair Salon To Rent

13 Whitehill St, Dennistoun, Glasgow, G31 2LHU Ref. 2727

**This is a great opportunity to lease a spacious
4 cutting station, 2 wash bay hair salon
in the popular Dennistoun area of Glasgow.**

Fully equipped and ready to trade.

Spacious 46m2 (485sqft) premises.

Rent only £160 per week.

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.**

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www.businesssalesagency.com

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

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Premises:

The property comprises a front shop with reception desk, 4 cutting stations, two back washes and 4 dryers. To rear there is a good sized staff room with kitchen area and separate toilet.

The property has a lowered ceiling which can allow for storage above together with a basement, though this is currently not utilised.

The premises are a bright single fronted 46m² ground floor unit forming part of a parade of local independent retailers which all generate good footfall for the business.

There is ample free on street parking outside the shop and in the surrounding streets.

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

Tenure:

Leasehold. Rent £160 per week. New long lease available.

Rateable value only £4,500 so no rates are payable.

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.

