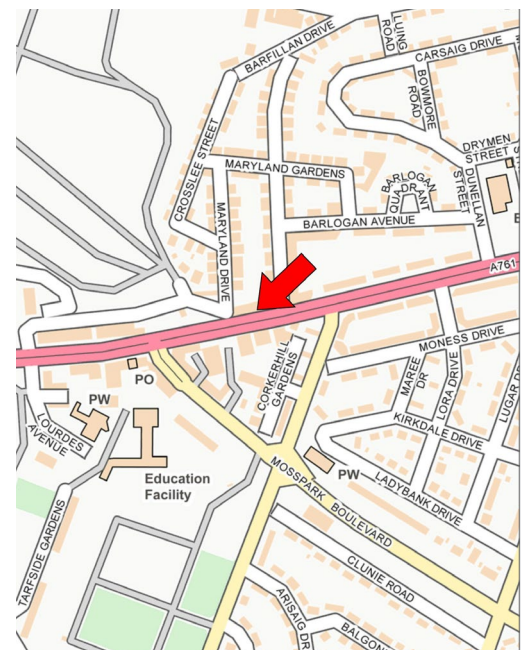




1488 Paisley Road West, Glasgow, G52 1SP

- Ground floor retail premises
- Popular suburban pitch
- Extends to approximately 42.18 sq.m. (454 sq.ft.)
- New FRI lease available
- Rental offers over £7,000 per annum



LOCATION

The subject property lies on the north side of Paisley Road West, next to its junction with Maryland Drive in the Craigton area of Glasgow, approximately four miles to the south west of Glasgow city centre. Paisley Road West forms a busy arterial route running west out of the city centre on the south side of River Clyde, giving access to suburbs such as Bellahouston, Craigton, Cardonald and then onwards to Paisley.

The surrounding area comprises an eclectic mix of residential, commercial, retail and associated uses, with some industrial uses in the surrounding area. The area is well served by public transport with Paisley Road West being a busy bus route and both Cardonald and Mosspark Railway Stations being within walking distance.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger three-storey building of red sandstone construction. The property benefits from open plan retail space and secure entry. There is ancillary storage located at the rear of the property in addition to toilet facilities. The unit would be suitable for a variety of uses.

The area contains a mix of both national and independent retailers. Notable nearby occupiers include Co-op, Farmfoods, Lloyds Pharmacy and Betfred.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Total Area: 42.18 sq. m. (454 sq. ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £7,000 per annum. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £7,600.

The rate poundage for 2023/2024 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:
233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194

To arrange a viewing please contact:



Louise Gartland
Commercial Agent
louise.gartland@g-s.co.uk
07989 352731



Emma Smith
Commercial Agent
Emma.Smith@g-s.co.uk
07435863 212

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024