

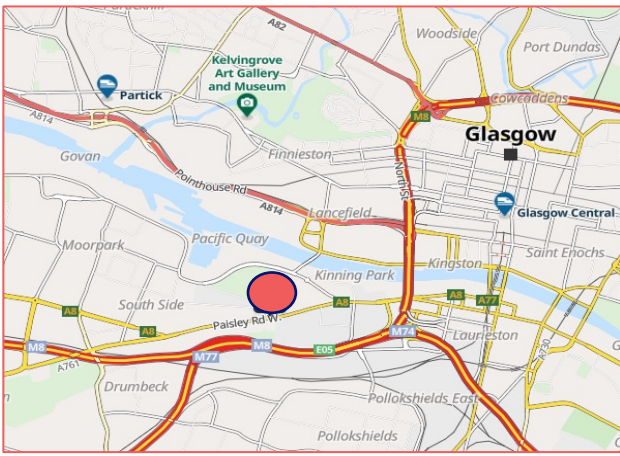


## TO LET / MAY SELL – HOT FOOD TAKEAWAY

550 SQ FT

223 PAISLEY ROAD WEST, CESSNOCK, GLASGOW, G51 1NE

- Partially fitted hot-food takeaway premises
- Located on Paisley Road West in Cessnock area with large catchment population
- Available for immediate occupation
- On-street parking
- No VAT on rent / sale price
- Eligible for 100% rates relief under Small Business Bonus Scheme
- **Quoting rent of £270 per week**



## LOCATION

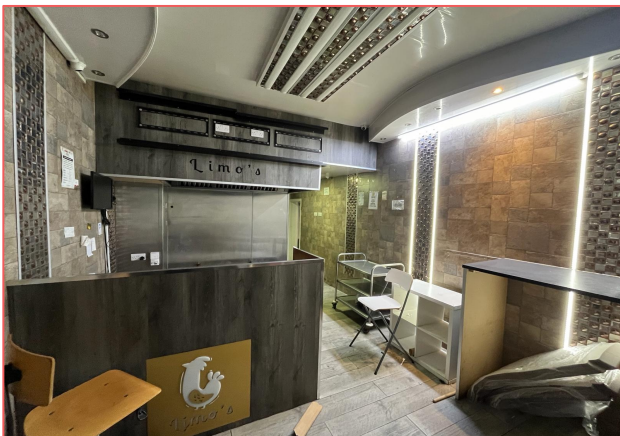
The subjects are located on the south side of Paisley Road West just by its junction with Cornwall Street within the Cessnock area of Glasgow approximately 1.5 miles west of Glasgow city centre.

Cessnock is a densely populated residential area with Paisley Road West being its main retail thoroughfare as well as a main arterial route carrying traffic west to neighbouring areas including Ibrox, Cardonald & Bellahouston.

Kinning Park Underground Station is a 5-minute walk south whilst numerous bus services operate on Paisley Road West. Convenient M8 motorway access is provided via Junction 20 or 21 that connects with the M74 and M77.

## DESCRIPTION

- Double fronted hot-food takeaway premises.
- Externally benefits from electric roller shutter with adjacent access door ideal for deliveries.
- Internally provides front waiting area / cooking space with main open plan kitchen to the rear complete with WC.
- Main supplies to gas, electricity and water provided.



## ACCOMMODATION

|     | sq m  | sq ft |
|-----|-------|-------|
| NIA | 51.13 | 550   |

## BUSINESS RATES

RV £5,200

Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request.

## ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£270 per week**.

Alternatively, our client may consider disposing of their heritable interest with quoting information available on request.

No VAT is payable on the rent.

## VIEWING & FURTHER INFORMATION

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