

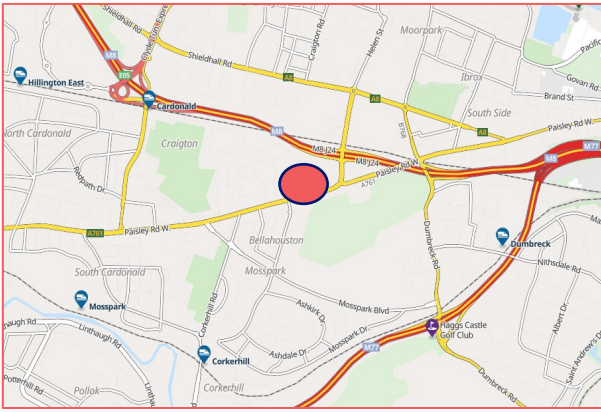


FOR SALE – VACANT HOT-FOOD TAKEAWAY UNIT

330 SQ FT

3 TORBRECK STREET, CRAIGTON, GLASGOW, G52 1DR

- Excellent investment / owner-occupier opportunity
- Situated just off Paisley Road West
- Highly convenient location with immediate M8 motorway access
- Free on-street parking
- Eligible for 100% rates relief
- **Offers over £120,000 invited**



LOCATION

The subjects are located within the Craigton area of Glasgow just 3 miles west of the city centre. More specifically the subjects are situated on the west side of Torbreck Street just off Paisley Road West close to its junction with Helen Street and immediately opposite Bellahouston Park.

Bus services operate on Paisley Road West whilst Cardonald Railway Station and Ibrox Underground Station are within walking distance east and west.

Immediate M8 motorway access is available via Junction 24 in turn connecting with the M74 and M77 beyond.

Free on-street parking provided

Neighbouring occupiers include Parkview Mini Market, The Wee Bakery, Owl Print & Design, Posh Deli, Thistle Pharmacy and Tremayne Hair & Beauty,

DESCRIPTION

- Ground floor hot-food takeaway unit
- Externally provides single shopfront with adjacent pedestrian access doors, both protected by manually operated shutters
- Internally provides front customer / waiting area with fully fitted open plan kitchen beyond complete with a WC.
- Rear door access provided where there's space for bins

ACCOMMODATION

NIA 30.66 sq m / 330 sq ft

BUSINESS RATES

RV £4,100

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

EPC

Available on request

ASKING TERMS

Offers over £120,000 are invited for our client's heritable interest with the benefit of vacant possession.

VIEWING & FURTHER INFORMATION

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