

TO LET

RETAIL PREMISES



**1795 PAISLEY ROAD WEST
GLASGOW G52 3SS**

Location:

The premises are situated in the Cardonald area of Glasgow on Paisley Road West which lies approximately 3 miles south west of Glasgow City Centre. Paisley Road West is a primary route between Glasgow and Paisley providing easy access to the M8 Motorway and Glasgow International Airport. Cardonald train station is located nearby, which provides a regular train service to both Glasgow and Paisley.

The area has a good level of pedestrian footfall and nearby retailers include Betfred, Brown Opticians, BUPA Dental Care, Children's Nursery and New York Nails.

Description:

The property comprises a single fronted retail unit. Internally there is a front sales area with toilet facilities to the rear and a good storage area at first floor level.

Floor Area:

We calculate the net internal areas of the premises as follows:-

Ground Floor	576 sq.ft.	(53.51 sq.m.)
First Floor	510 sq.ft.	(47.48 sq.m)
Total	1086 sq.ft.	(100.99 sq.m.)

Toilet 25 sq.ft.

Rateable Value:

The property is entered in the Valuation Roll with a current Rateable Value of £14,300 effective from 1 April 2017. The current rate poundage in Glasgow City Council is 49p. Under the Scottish Government's Small Business Bonus Scheme, new tenants should qualify for 100% relief on rates payable.

Rent:

A rent of £14,400 per annum is sought on the basis of an assignation/sub-lease which runs to 31 July 2024. VAT is payable on the rent.

EPC:

An EPC can be made available on request.

Entry:

Entry immediate by arrangement.

Legals:

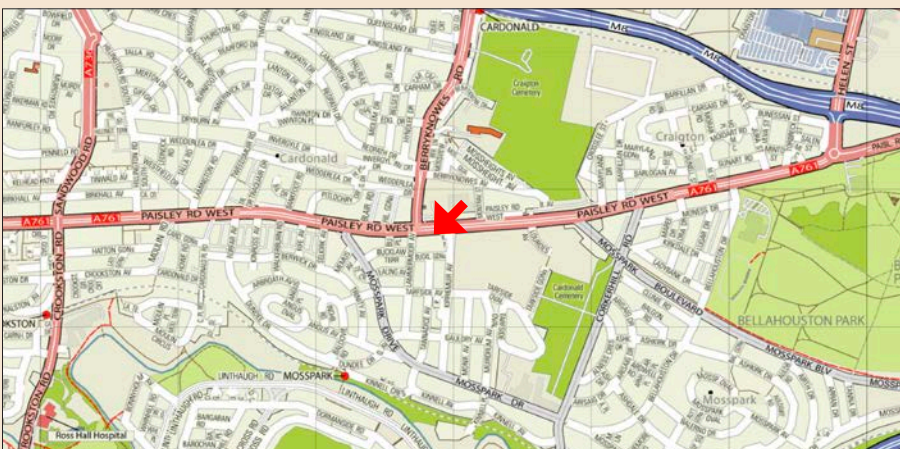
Each party will be responsible for payment of their own legal costs incurred in the transaction.

Viewing:

Strictly by appointment with the letting agent:-

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Glasgow
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