



**Located in busy suburb**  
**Single Storey Ground Floor Property**  
**Return Frontage**  
**Rent: O/O £32,500pa**

### **Location**

Cardonald is a residential suburb of Glasgow with a population of c. 30,000, located approximately 5 miles to the south west of the City Centre. Cardonald benefits from excellent transport links into Glasgow City Centre by bus, road and rail – with the subject property being in close proximity to both Mosspark and Crookston train stations.

The subject property is situated in a prominent corner location at the junction between Paisley Road West and Cardonald Place Road. Nearby occupiers include; Aldi, Boots, Poundstretcher, Greggs, TSB and Post Office, as well as a number of local independent businesses.

### **Accommodation**

The subject property is arranged over ground floor only, of a stone built flat roof building. The premises benefit from two (glazed) retail frontages with return frontage onto Cardonald Road. The recessed entrance / exit is centrally positioned at the point both retail frontages meet.

Internally, the front of the ground floor provides open plan retail accommodation, with a series of small meeting rooms. A strong room and WC facilities are centrally located to the rear of the building. The premises benefit from nearby on street parking and a right of access via the rear lane.

The premises extend to the following approximate areas:

Ground Floor: 2,086 sq ft / 193.82 sqm

### **Rent**

Offers over £32,500pa exclusive are invited.

### **Lease**

The subjects are available on a new FRI Lease.

### **Rates**

Rateable Value: £32,250  
UBR: £0.498  
Rates Payable: £16,060

### **Planning**

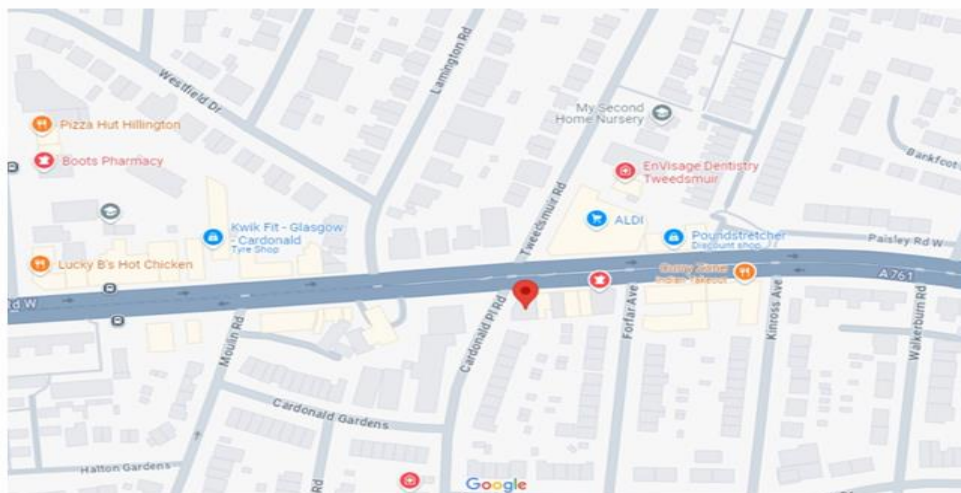
The premises benefits from Class 1A retail and office consent.

### **EPC**

On application

### **Legal Costs**

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with -

**BRITTON PROPERTY**

**Andrew Britton**

**T. 07990 505 421**

**E. [andrew@brittonproperty.co.uk](mailto:andrew@brittonproperty.co.uk)**

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