



Located in busy suburb
Single Storey Ground Floor Property
Return Frontage
Rent: O/O £29,000pa

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 £29,000pa exclusive are invited.

Lease

The subjects are available on a new FRI Lease.

Rates

Rateable Value: £32,250
UBR: £0.481
Rates Payable: £15,632.5

Planning

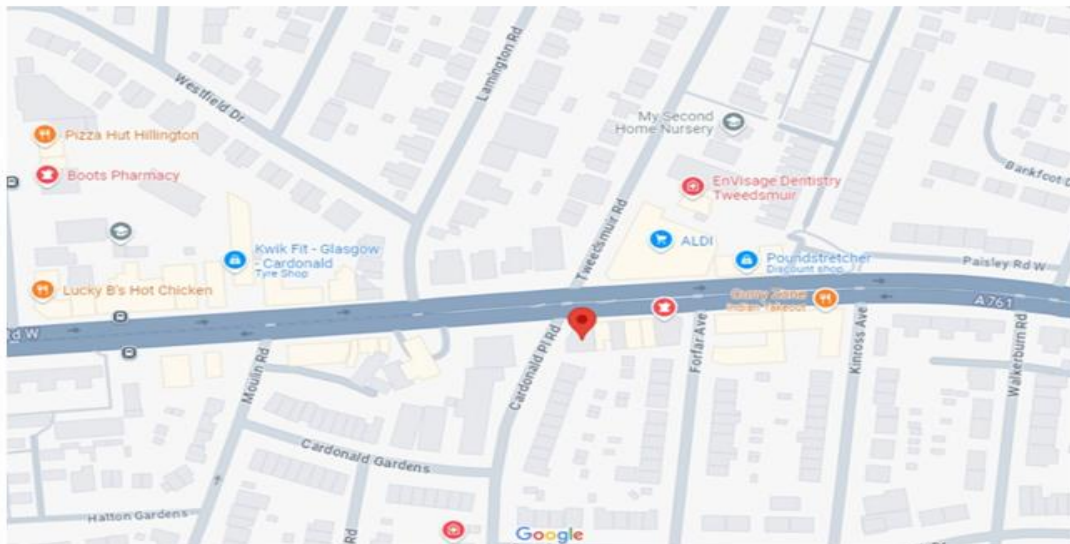
The premises benefits from Class 1A retail and office consent.

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.





Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with -

BRITTON PROPERTY

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