



Busy suburban thoroughfare
Single Storey premises with large frontage
Rent: £35,000pa
Hot Food Application submitted

Location

The property is situated on the north side of Paisley Road West, on the main commercial thoroughfare through the suburb of Cardonald. Cardonald is situated about 4 miles southwest of Glasgow city centre. It is well-connected by public transport, including buses and Cardonald railway station, which provides regular services to Glasgow Central and other destinations.

Neighbouring occupiers include Aldi, Halfords, Littles Funeral Directors and Lucky B's Hot Chicken.

Accommodation

The premises comprise a single storey commercial premises with large frontage and secure rear garden/store. The property is accessed via a recessed aluminium framed and glazed door leading to a customer service area with perimeter partitions forming individual office suites.

The rear of the premises benefits from WC / staff facilities and strong room.

The premises extend to the following approximate areas:

Ground Floor: 2,308 sq ft / 214.46 sqm

Rent

Offers over £35,000pa exclusive are invited.

Lease

The subjects are available on a new FRI Lease.

Rates

Rateable Value: £35,750

UBR: £0.498

Rates Payable: £17,803

Planning

The premises benefits from Class 1A however a hot food consent has been applied for.

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 -

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