



# TO LET

## RETAIL UNIT

1795 Paisley Road West, Glasgow, G52 3SS

Prominent retail unit on busy main thoroughfare.

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Exceptional frontage.

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Excellent transport links available.

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Net Internal Area of 100.84 sq.m. (1,085 sq.ft).

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Rent - £14,400 per annum.

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## LOCATION

The subjects are located on the prominent commercial thoroughfare of Paisley Road West, forming part of the A71.

The property is situated on the north side of Paisley Road West at its junction with Berryknowes Road in the Cardonald area of Glasgow. Glasgow City Centre lies approximately 4 miles east.

There are excellent transport links to the city centre with a plentiful supply of bus routes and Cardonald Train Station within 10 minutes' walk.

The approximate location of the subjects is shown on the appended street plan.

Nearby occupiers in the area include Ruby Chinese Restaurant, Morrison's, Subway, William Hill and Natural Spice Takeaway.

## DESCRIPTION

The subjects from the ground and first floor of a 2-storey traditional building, surmounted by a pitched slate roof.

Internally the property is open plan in nature, comprising a front sales/kitchen area with additional kitchen and toilet facilities to the rear. The first floor comprises 3 staff/ meeting rooms.

Access is through a single door with glazed window frontage to the right, protected by roller shutters. An additional fire exit is located at the rear. There is large display signage above the entrance to the property.

There is a small garden area to the rear.

## ACCOMODATION

According to our calculations, the subjects have a total Net Internal Area of 100.84 sq.m (1,085 sq.ft.) approximately.

**Ground Floor –** 55.39 sq.m. (596 sq.ft.)

**Basement –** 45.45 sq.m. (489 sq.ft.)

## RATES

Rateable Value - £13,800.

Please note that a new occupier has the right to appeal the current assessment.

## RENT

£14,400 per annum.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Claire Hutton

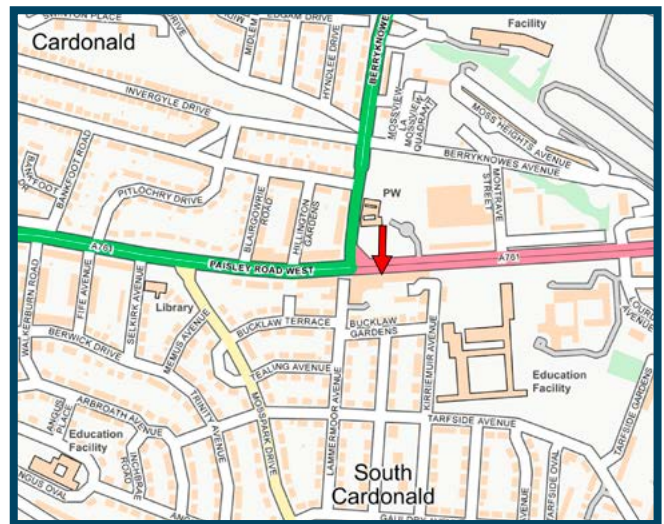
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