



## Double Fronted Shop Unit

233 Paisley Road West, Glasgow G51 1NE

### Location

The premises are located on the south side of Paisley Road West and are directly opposite the junction with Lorne Street within the Kinning Park area of Glasgow, which lies around 2 miles south west of Glasgow city centre.

Kinning Park is a densely populated residential area, mainly consisting of tenemental flats. Paisley Road West is one of the main vehicular routes connecting Glasgow and Paisley to the west, as such the premises benefits from high pedestrian footfall and passing vehicular traffic. The subjects are a short drive from Junctions 23 & 24 of the M8 motorway.

Surrounding occupiers include William Hill, Effin Jeffin Burgers & Pizza takeaway, LetsBwise Estate Agents, Lifestyle Convenience and Millar's barber Shop. There is car parking to the front of the premises. Kinning Park and Cessnock Subway Stations are a short walk, while regular bus services operate along Paisley Road West.

### Description

The premises comprise a ground floor double fronted shop unit within a 3 storey sandstone tenement under a pitched and tiled roof.

The premises benefit from excellent frontage provided by two large timber framed display windows that are set behind manual security roller shutters. Internally, the shop comprises a large open retailing space with a toilet and tea prep / staff area to the rear. There is an ATM situated within the shopfront that is not in operation.

### Floor Areas

Net Internal Area: 1,273 sq ft (118.27 sq m)



### Rent / Terms

Offers over £13,500 per annum. There is no VAT payable on the rent.

The premises are available by way of a new Full Repairing and Insuring lease for a term in excess of 5 years.

### Business Rates

RV: £8,900  
Payable: £4,432

The premises qualify for 100% rates relief under the Small Business Binus Scheme. For further information, please contact the Director of Finance at Glasgow City Council.

### Common Charges

The tenant shall pay an equitable share of the common (factoring) charges for the larger building including the buildings insurance premium.

### Energy Performance Certificate

A copy of the EPC will be provided upon application.

### Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

### VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

### Date of Entry

By arrangement.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

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