



Retail / Hot Food Premises

1844 Paisley Road West, Glasgow G52 3TW

Location

The subjects occupy a prominent local trading location on the north side of Paisley Road West at its junction with Berryknowes Avenue in the Cardonald area of Glasgow, benefiting from high pedestrian footfall and passing vehicular traffic.

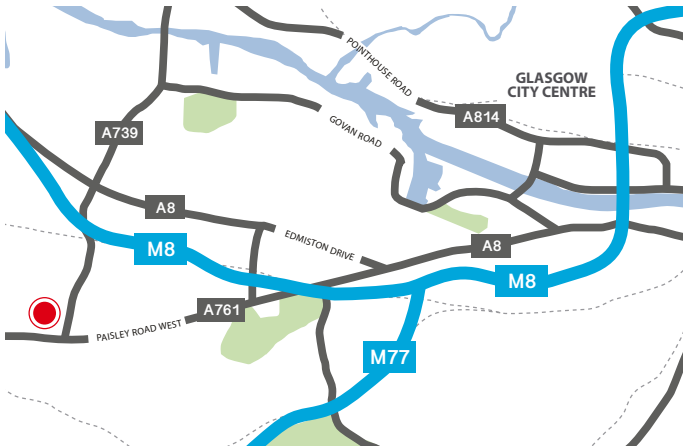
The subjects are situated within a range of similar type properties with nearby occupiers including Subway, Greggs, Baynes Bakery, City Bazar and Lloyds Pharmacy alongside other local and national retailers, including a Morrisons Supermarket a short distance to the east.

There is on street car parking / loading to the front of the shop and also ample car parking locally.

Description

The subjects comprise a sit in / take-away café located within an established parade of single storey shops. The premises are secured by an electric roller shutter and benefit from a modern floor to ceiling fully glazed shopfront.

The shop is arranged with breakfast bar and loose seating to the front with a service area together with a customer accessible toilet and a kitchen and prep area to the rear together with a fire escape. The finishes internally are a concrete floor with standard vinyl to the front and a hard wearing kitchen standard vinyl to the rear. The walls are plaster, part lined with MDF to the front and steel sheet lined to the rear within the serving area and kitchen. The ceiling in the front section is a lowered feature ceiling with integrated down lights. The rear kitchen is also plaster with strip lights. Ventilation ducting for cooking equipment is positioned within the kitchen. The premises have air conditioning and gas central heating.



Floor Area

56.41 sq m (607 sq ft)

Rent / Terms

Offers over £16,000 per annum exclusive of VAT.

The lease is available on a new full repairing and insuring lease for a period to be agreed.

Business Rates

RV: £11,800
Payable: c. £5,800

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

Planning / Use

Class 3 Hot Food consent was granted in March 2019 (19/00080/FUL), for further information please contact the Planning Department at Glasgow City Council.

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



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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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. June 2025