



1605-1607 Paisley Road West, Cardonald, Glasgow

- Located On Highly Busy Thoroughfare
- Ground Floor Retail / Office
- Surrounded By Schools & Residential
- 1,171sq ft
- V.A.T. & Rates Free
- Rent: £17,000p.a.

LOCATION

The property is situated on the south side of Paisley Road West, close to its junction with Mossbank Boulevard with the South Cardinal / Halfway suburb of Glasgow. Neighbouring occupiers include Nazareth House, Lourdes Secondary School, OLR Primary School, Farmfoods and LaundryM8.

South Cardonald is a residential neighbourhood in the southwest of Glasgow, forming part of the wider Cardonald area. It lies south of the main Cardonald district, close to Mossbank and Crookston. The broader Cardonald ward has a population of around 29,000, while the specific Crookston and South Cardonald neighbourhood is home to approximately 7,200 residents. The area serves a primarily local residential catchment within southwest Glasgow.

The neighbourhood benefits from strong transport connections. It is well served by Mossbank railway station on the Paisley Canal Line and is within easy reach of Cardonald station on the Inverclyde Line, offering frequent services into Glasgow Central (typically 6–10 minutes). Regular bus routes run along Paisley Road West and surrounding streets, while the nearby M8 motorway (Junction 25) and Clyde Tunnel provide convenient road access to the city centre and the wider motorway network.

PROPERTY

The property comprises a ground floor commercial unit with multiple display windows set within a larger sandstone development surmounted by a pitched roof.

The property benefits from a recessed aluminium framed and glazed entrance door leading to a primarily open plan retailing space with partitioned customer and staff w.c facilities with tea prep area located to the rear of the demise. The property further benefits from air conditioning units recessed with the suspended acoustic tile ceiling.



1605-1607 Paisley Road West, Cardonald, Glasgow

AREA
108.77sqm (1,171sq ft)

NAV/RV
£11,600

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £17,000p.a

V.A.T.
Figures quoted excessive of V.A.T.

E.P.C.
Available on request

TITLE
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants
162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)
Will - 07581 396092 (will@tsapc.co.uk)
General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
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 these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.