



469 Paisley Road, Glasgow, G5 8RJ

Located on Busy Main Thoroughfare

- Prominent Frontage
- Ground & Basement
- 1,983sq ft
- Well Presented
- Rent: o/o £20,000p.a.

LOCATION

The property is situated on the south side of Paisley Road between its junctions with Admiral Street and Seaward Street. The property is immediately adjacent to a Tesco Express and Greggs bakers with the remaining surrounding occupiers comprising a variety of local independent traders and licenced premises.

Public transport links to Glasgow City Centre are plentiful in the area with regular bus routes and Shields Road and Kinning Park Underground stations located a short distance to the east and west respectively. The property is also located just a short distance from the M8 and M74 motorways providing excellent road links.

PROPERTY

The property comprises a ground floor and basement commercial unit within a larger traditional mixed use tenemental development surmounted by a pitched roof. The property offers multiple display windows with recessed entrance door. Internally the property offers main retailing / open plan space with partitioned main counter and w.c. facilities to the rear.

The basement is accessed to the rear of the demise via a single internal staircase leading to male and female w.c. facilities, stores and fire exit.

AREA

Ground: 95.95sqm (1,033sq ft)

Bsm: 88.24sqm (950sq ft)

Total: 184.19sqm (1,983sq ft)



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NAV/RV
£15,600

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £20,000p.a.

V.A.T.
Figures quoted exclusive of V.A.T.

E.P.C
Available on request

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

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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.