



## 2139 Paisley Road West, Cardonald, G52 3JW

Retail / Open Storage To Let, Cardonald

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,087 sq ft / 193.89 sq m
<b>Rent</b>	£29,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Prominent Corner Position
- Well Presented
- 2,087sq ft
- Ground Floor Property
- Return Frontage
- Rent: o/o £29,000p.a

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## Description

Prominently positioned ground floor retail unit extending to approximately 2,087 sq ft on a busy corner at Paisley Road West in Cardonald, around 5 miles south west of Glasgow city centre. The well-presented property benefits from return frontage, strong visibility, and nearby occupiers including Aldi, Boots and local amenities, with on-street parking and rear access. Internally it offers open plan retail space with meeting rooms, plus staff and storage facilities to the rear. Available on a new full repairing and insuring lease for a negotiable term at offers over £29,000 per annum, exclusive of VAT.

## Location

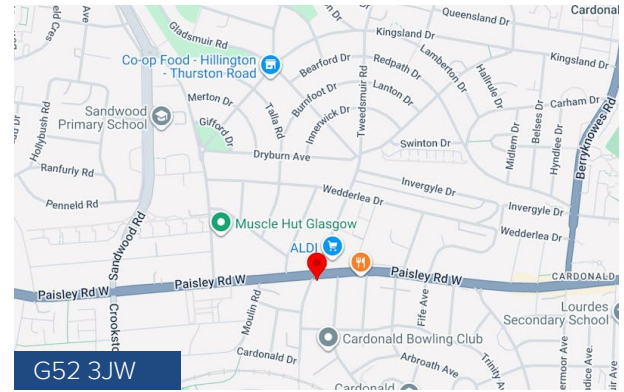
The subjects are located in the Cardonald area of Glasgow, some 5 miles to the south west of the City Centre.

The property is prominently located on the south side of Paisley Road West at its junction with Cardonald Place and Forfar Avenue. There is on street car parking / loading to the front of the shop and ample car parking locally.

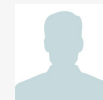
The subjects are situated within a range of similar type properties with nearby occupiers including Boots, Soba Café, Coho Convenience. Directly opposite the subjects are Aldi, where the subjects are conveniently positioned near the pedestrian crossing.

## Video

- Video Tour - <https://www.youtube.com/watch?v=YFFrp8KN0xU>



## Viewing & Further Information



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**TSA** Property Consultants

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Prominent Corner Position

- Ground Floor Property
- Well Presented
- Return Frontage
- 2,087sq ft
- Rent: o/o £29,000p.a

**LOCATION**

The subjects are located in the Cardonald area of Glasgow, some 5 miles to the south west of the City Centre. The property is prominently located on the south side of Paisley Road West at its junction with Cardonald Place and Forfar Avenue. There is on street car parking / loading to the front of the shop and ample car parking locally.

The subjects are situated within a range of similar type properties with nearby occupiers including Boots, Soba Café, Coho Convenience. Directly opposite the subjects are Aldi, where the subjects are conveniently positioned near the pedestrian crossing.

**PROPERTY**

The subject property is arranged over ground floor only, of a stone built flat roof building. The premises benefit from two (glazed) retail frontages with return frontage onto Cardonald Road, the recessed entrance / exit is centrally positioned at the point both retail frontages meet.

Internally, the front of the ground floor provides open plan retail accommodation, with a series of small meeting rooms. A strong room and WC facilities are centrally located to the rear of the building. The premises benefit from nearby on street parking and a right of access via the rear lane.

**AREA**

193.88sqm (2,087sq ft)

**NAV/RV**

£32,250



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Prominent Corner Position

#### RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £29,000p.a

#### V.A.T.

Prices 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

#### TSA Property Consultants

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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.