

Retail - Out Of Town

TO LET



1605 Paisley Road West, Glasgow, G52 3QX

South Cardonald Retail / Office Space To Let | 1,171sq ft Rates Exempt*| Available on New Head Lease
£17,000p.a.x.

Summary

Tenure	To Let
Available Size	1,171 sq ft / 108.79 sq m
Rent	£17,000 per annum
Rateable Value	£11,800 SBBS Qualifying
EPC Rating	Upon enquiry

Key Points

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

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Summary

Available Size	1,171 sq ft
Rent	£17,000 per annum
Rateable Value	£11,800 SBBS Qualifying
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

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.

Location

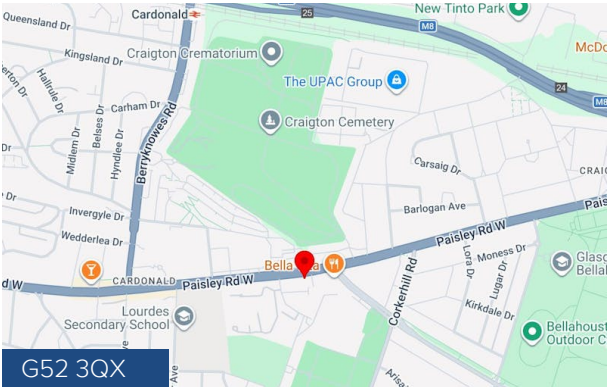
The property is situated on the south side of Paisley Road West, close to its junction with Mossspark Boulevard with the South Cardinal / Halfway suburb of Glasgow. Neighbouring occupiers include Nazareth House, Lourdes Secondary School, OLR Primary School, Farmfoods and LaundryM8.

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 Mossspark 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 Mossspark 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.

Video

- Video Tour - <https://youtu.be/OjiyHFEgSLw>



Viewing & Further Information



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