

TO LET - RETAIL

548 PAISLEY ROAD WEST
IBROX, GLASGOW, G51 1RJ



KEY HIGHLIGHTS

- 251 sq ft
- Well-presented salon with beauty room
- Easy M8 motorway access
- Eligible for 100% rates relief
- Available for immediate occupation
- Free on-street parking
- 5 minute walk to Ibrox Underground Station
- New lease available - £6,000 per annum, no VAT

SUMMARY

Available Size	251 sq ft
Rent	£6,000 per annum
Rates Payable	£1,543.80 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£3,100
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced ground floor salon / retail premises forming part of a larger tenement building.

Externally benefits from a single shopfront protected by electric security shutter.

Internally provides open-plan space to the front with a partitioned beauty room, kitchen tea-prep and WC to the rear.

LOCATION

The subjects are located within the Ibrox area of Glasgow's South Side just 2 miles south-west of the city centre.

Paisley Road West is a main arterial route with high volumes of passing traffic.

Highly convenient M8 motorway access via Junction 23 that connects with the M74 and M77 beyond.

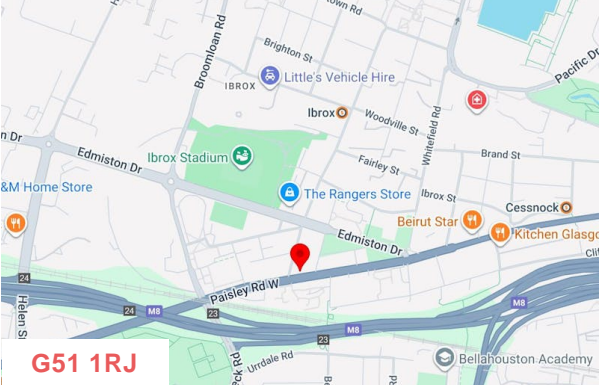
Free on-street parking is provided.

Ibrox Underground Station is a 5 minute walk north.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	251	23.32	Available
Total	251	23.32	



VIEWING & FURTHER INFORMATION

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