







TO LET Retail

 1260 Paisley Rd West,
Glasgow, G52 1DP

41
2623

-  38.92 sq m (419 sq ft)
-  Main road frontage
-  Busy thoroughfare
-  Rates exempt
-  VAT free rent

kirkstone
PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

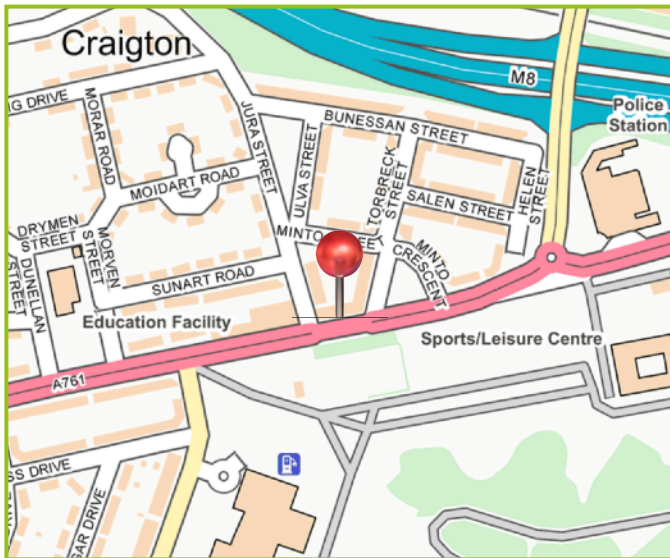
0141 291 5786



Location

Glasgow is Scotland's largest city and is situated close to the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The City sits approximately 50 miles west of Edinburgh and connects via the M8, the main motorway network serving central Scotland.

The subject corner property is situated on the north side of Paisley Road West, directly opposite Bellahouston Park and close to its junction with Jura Street in the Craighton area of Glasgow. The shop is located approximately 4 miles south-west of Glasgow city centre. Junction 24 of the M8 motorway takes less than 1 minute drive to reach. Public transport links to Glasgow city centre are plentiful in the area, with Cardonald train station located a short distance away. Nearby occupiers include Khyber Pass Grill, Thistle Pharmacy and Posh Deli.



Description

The property comprises a Victorian era tenement building of masonry construction arranged over four floors with retail accommodation on the ground floor and residential on the upper floors. The roof is pitched and appears to be clad in slate tiles.

The shop is accessed via a single timber framed pedestrian door and is protected by a roller shutter. Internally, the open plan retail space is rectangular in shape. The floor is of timber, the walls of plaster/paint and the ceiling incorporates round LED lighting. There is no gas supply to the property and space heating is provided electrically.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Retail space	38.92	419

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £9,500 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£6,700
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

Kirkstone Property Consultancy is a Limited company Registered in Scotland No SC682540, Kirkstone Property Consultancy for themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone Property Consultancy, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone Property Consultancy have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone Property Consultancy or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of Publication: April 2024

