

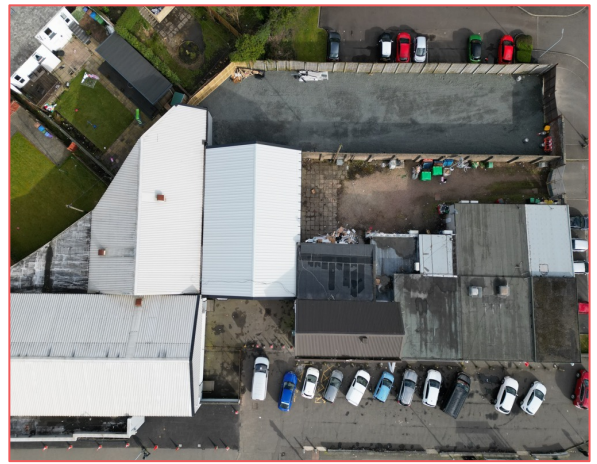
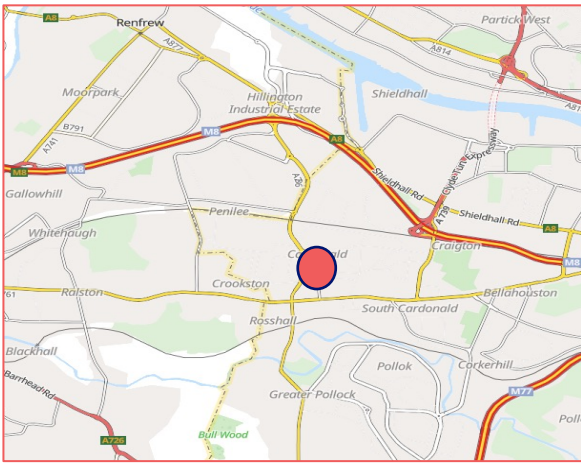


TO LET
HIGHLY PROMINENT COMMERCIAL PREMISES & YARD

AVAILABLE FROM 2,866 – 9,753 SQ FT

60 & 70 HILLINGTON ROAD SOUTH
CARDONALD, GLASGOW, G52 2AA

- Undergoing extensive refurbishment works
- Highly prominent pitch just off Paisley Road West
- Densely populated residential area
- Property can be split to satisfy various size requirements
- Ideal for retail, showroom, restaurant, café, nursery, soft-play, dentist, medical use, vets, offices, trade-counter



LOCATION

The subjects are located within the Cardonald area of Glasgow approximately 4 miles west of the city centre

Cardonald is a densely populated residential area and sits immediately next to Hillington Industrial Estate, Scotland's largest industrial estate

More specifically the subjects command a highly prominent position on the east side of Hillington Road South by its junction with Paisley Road West

Paisley Road West is a busy main arterial route with high volumes of passing traffic connecting with Paisley travelling west and the city centre travelling east

Excellent road links are provided with Junction 26 approximately 1.5 miles north

Hillington East Railway Station is a 10 minute walk north whilst regular bus services operate on Paisley Road West

Nearby occupiers include Boots, Ladbrokes, Lucky B's Fried Chicken and Nisa

DESCRIPTION

Former Public House – 6,867 SQ FT

Double bay building of portal frame construction with truss roof clad with insulated panels.

Internally provides extensive open-plan accommodation complete with WC's and kitchen.

Former Garage – 2,866 SQ FT

Single bay industrial unit with roller shutter access to the front with adjacent pedestrian access door.

Internally provides open-plan accommodation complete with WCs

Rear Yard – 6,174 SQ FT

A secure yard is situated to the rear, accessed from which could be made available for parking or storage.

ACCOMMODATION

Accommodation is available from 2,886 – 9,753 SQ FT and can be split to satisfy various size requirements.

The secure yard at the rear extends to approximately 0.14 acres (6,000 sq ft)

BUSINESS RATES

Information is available via the Scottish Assessors Website; www.saa.gov.uk

PLANNING

The subjects benefit from Class, 4, 5, 6 and Sui Generis (Public House) Consent.

The subject property may be suitable for various alternative uses subject to planning with all planning queries made via Glasgow City Council on 0141 287 8555.

EPC

Available on request.

ASKING TERMS

The subjects are available on FRI terms in part or in whole with quoting information available via the agents.

VIEWING & FURTHER INFORMATION

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