



## Retail Unit (Potential for Class 3 - Hot Food)

1848 Paisley Road West, Glasgow G52 3TW

### Location

The subjects occupy a prominent local trading location on the north side of Paisley Road West at its junction with Berryknowes Avenue in the Cardonald area of Glasgow, benefiting from high pedestrian footfall and passing vehicular traffic.

The subjects are situated within a range of similar type properties with nearby occupiers including Subway, Greggs and Lloyds Pharmacy alongside other local and national retailers, including a Morrisons Supermarket a short distance to the east.

There is on street car parking / loading to the front of the shop and also ample car parking locally.

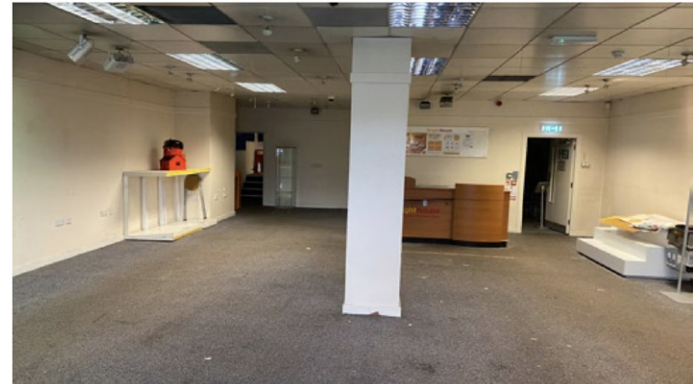
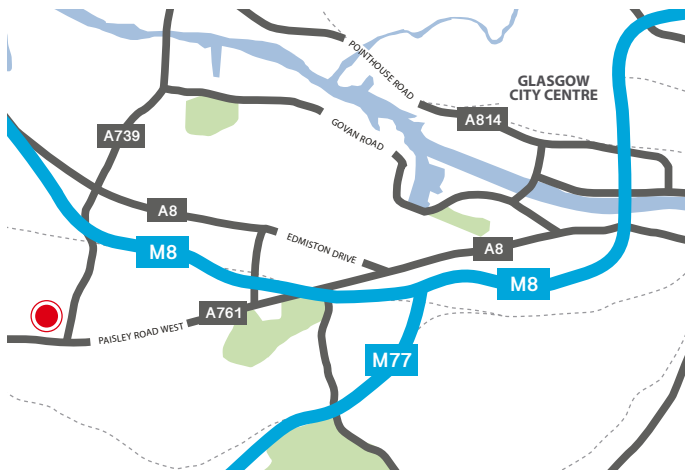
### Description

The subjects comprise a double fronted retail unit within an established parade of single storey shops.

Internally the accommodation provides a large open plan sales area to the front with additional storage, a staff kitchen / back office and toilet accommodation to the rear.

The shopfront is set behind security roller shutters. There are excellent raised display areas at each window.

We envisage an incoming tenant will undertake a refurbishment of the property and a suitable rent free period shall be available.



## Floor Area

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately 998 sq ft (92.78 sq m).

## Rent / Terms

£22,500 per annum.

The premises are offered on full repairing and insuring terms for a duration to be agreed.

## Planning / Use

We consider the subjects to have potential for change of use to Class 3 - Hot Food/ Restaurant use. For further information please contact the Planning Officer at Glasgow City Council.

## Rating Assessment

The subjects are currently entered in the Valuation Roll with a Rateable Value of £20,750.

Should the premises be sub-divided to create two smaller units the premises would require to be re-assessed for rating purposes.

## Energy Performance Certificate

A copy of the EPC will be provided upon application.

## Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction

## Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## Viewing

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