



- NIA – 91.58 sq m (985.76 sq ft)
- Established local business
- Class 3 consent
- On street parking available
- Busy roadside location
- Lease expiry 7<sup>th</sup> May 2020
- Passing rent £17,000 PAX
- SALE PRICE: £160,000

**VIEWING & FURTHER INFORMATION:**

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**LOCATION**

The subjects are located within the Craigton area of Glasgow approximately 3.8 miles south west of Glasgow City Centre.

The subjects occupy a prominent position on the north side of Paisley Road West at its junction with Jura Street and directly opposite Bellahouston Park. The property is situated upon a main arterial route connecting Glasgow city centre and the town of Paisley. There is a large residential population situated within the nearby vicinity.

Surrounding occupiers comprise a mix of independent traders serving the local neighbourhood.

**DESCRIPTION/ACCOMMODATION**

The subjects comprise a mid-terraced 2 storey traditional retail unit. The property has a prominent aluminium framed retail frontage with electrically operated roller shutters. The retail unit is entered by means of a central single entrance door.

Internally, the retail unit provides open plan retailing space on the ground floor level with a WC facility. The subjects are currently occupied by a local sandwich bar and as such is fitted out in keeping with this use. An internal timber staircase leads to the first floor which is currently utilised for storage space.

To the front of the shop on the upper floor level are two large UPVC window units which allow a high degree of natural daylight into the storage space.

**RATING**

The premises are entered in the current Valuation Roll with a rateable value of £10,000. **If an occupier qualifies for the Small Business Bonus Scheme they will receive 100% rates relief.**



**1288 Paisley Road West, Glasgow, G52 1DB**

### FLOOR AREA

The subjects extend to the following approximate areas, which were measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Ground Floor	48.71 sqm	524 sq ft
First Floor	42.87 sqm	461 sq ft
<b>Total NIA</b>	<b>91.58 sq m</b>	<b>(985 sq ft)</b>

### LEASE/SALE TERMS

The subjects are held by way of an FRI lease to MacPhees Catering LTD. The tenant has been in occupation since 8<sup>th</sup> May 2007 and their lease is due to expire on the 7<sup>th</sup> May 2020. The current passing rent is **£17,000 per annum**. A copy of the lease documentation can be provided to seriously interested parties upon request.

We are currently seeking offers of **£160,000** for the heritable interest in the subjects.

### EPC

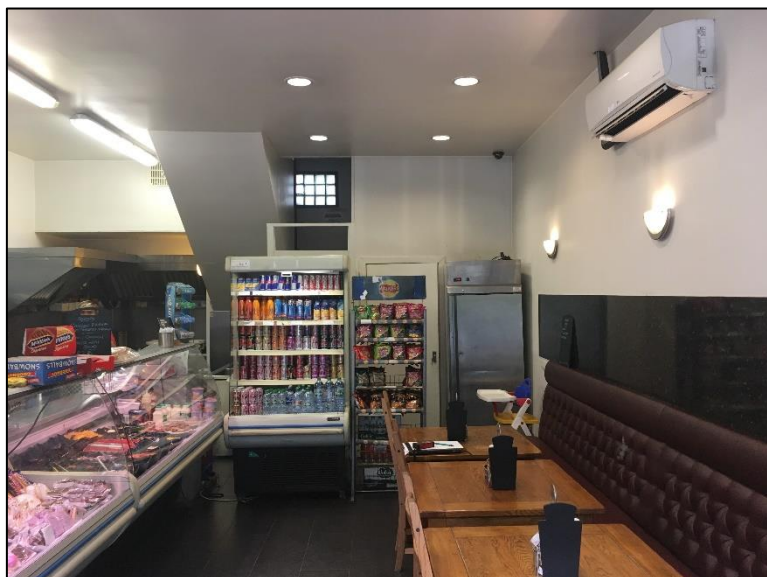
A copy of the EPC will be available upon request.

### VAT

All Prices, premiums and rents quoted are exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs relative to the transaction.



### VIEWING

For further information or viewing arrangements please contact the sole agents:

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