

TO LET

RETAIL UNIT WITH CLASS 2 CONSENT

Ryden

- PROMINENT RETAIL UNIT
- MAIN ARTERIAL ROUTE INTO GLASGOW CITY CENTRE
- NEAR CESSNOCK UNDERGROUND STATION
- RATES FREE TO QUALIFYING TENANTS



226 PAISLEY ROAD WEST
GLASGOW
G51 1BU

GET IN TOUCH

CONTACT John Conroy

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724

SQUARE FEET

67

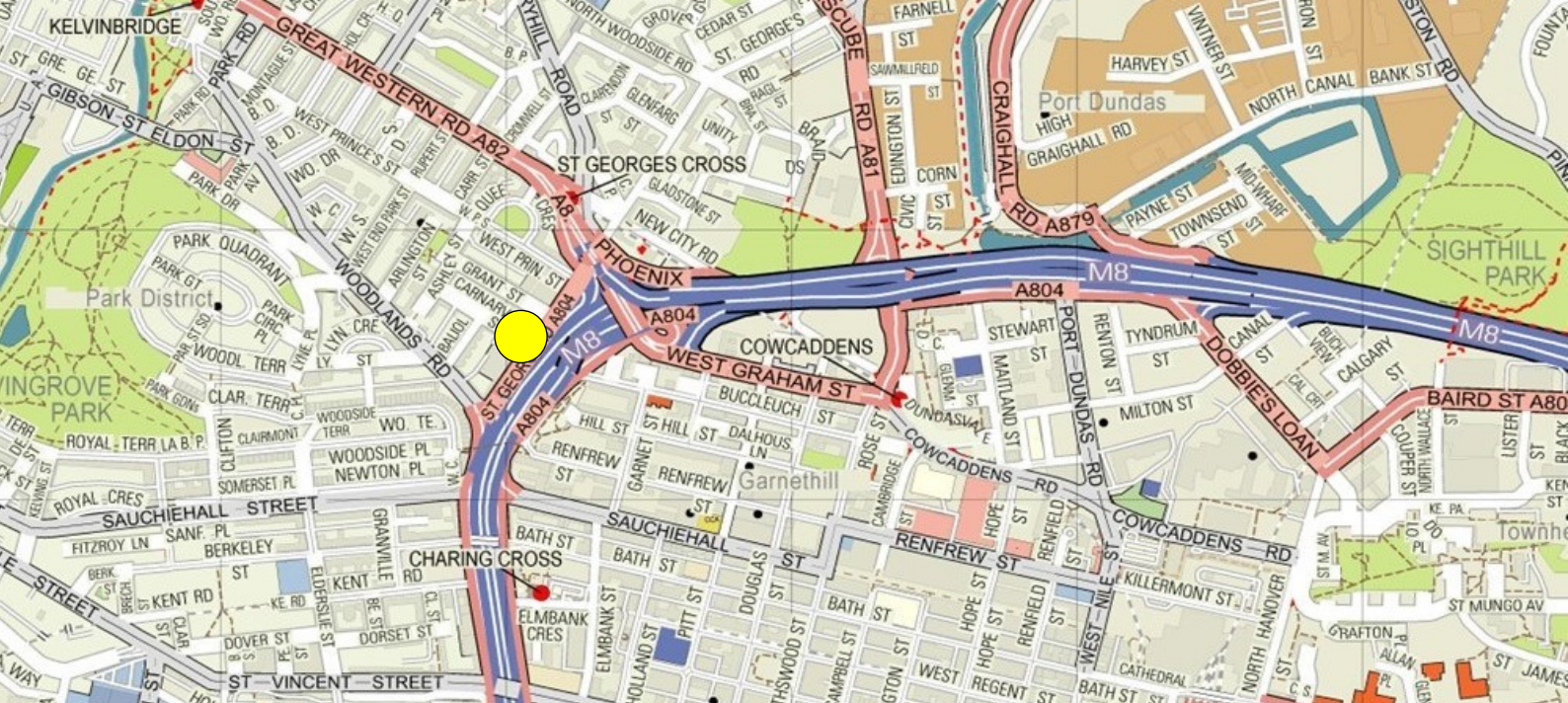
SQUARE METRES

Viewing is strictly by arrangement with the sole letting agent

GLASGOW
130 St Vincent Street
G2 5HF
0141 204 3838



ryden.co.uk



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PROMINENT UNIT WITH CLASS 2 CONSENT

LOCATION

The subjects are located on the north side of Paisley Road West, the main arterial route from Glasgow City Centre to the south, close to the junction with MacLean Street.

The surrounding area is predominantly residential. Nearby occupiers include Grapes Bar, Waterworld, Chicken Choice, JP Stores, Assan Foodstores and Miller Barbers.

DESCRIPTION

The subjects comprise a shop unit arranged over ground floor together with basement storage which is accessed via a floor hatch to the rear of the property. Internally the subjects are arranged to provide a front sales area with staff and WC to the rear.

ACCOMODATION

The subjects have the following approximate areas:-

GROUND FLOOR	67 sq m	724 sq ft
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ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

LEASE TERMS

The subjects are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews, for a term to be agreed.

RENT

£8,000 per annum exclusive.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having a Rateable Value of £8,200.

Under the Small Business Scheme, properties with an RV below £15,000 may qualify for 100% relief on rates payable, depending on individual circumstances.

PLANNING

The subjects have a Class 2 (financial/office) consent, however other uses will be considered, subject to planning.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations

LEGAL COSTS

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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