

DM HALL

For Sale

Retail Investment

2103 Paisley Road
West, Glasgow
G52 3JH



70.93 sq m
(763 sq ft)

Property Details

- Corner unit with double frontage
- Currently let to longstanding tenant
- Lease expires 13th April 2027
- Net internal area of 70.93 sq m (763 sq ft)
- Rental income of £15,000 per annum
- Offers over £160,000 invited.
- NIY - 9.20% (after purchasers costs)
- No VAT payable on the price

Location

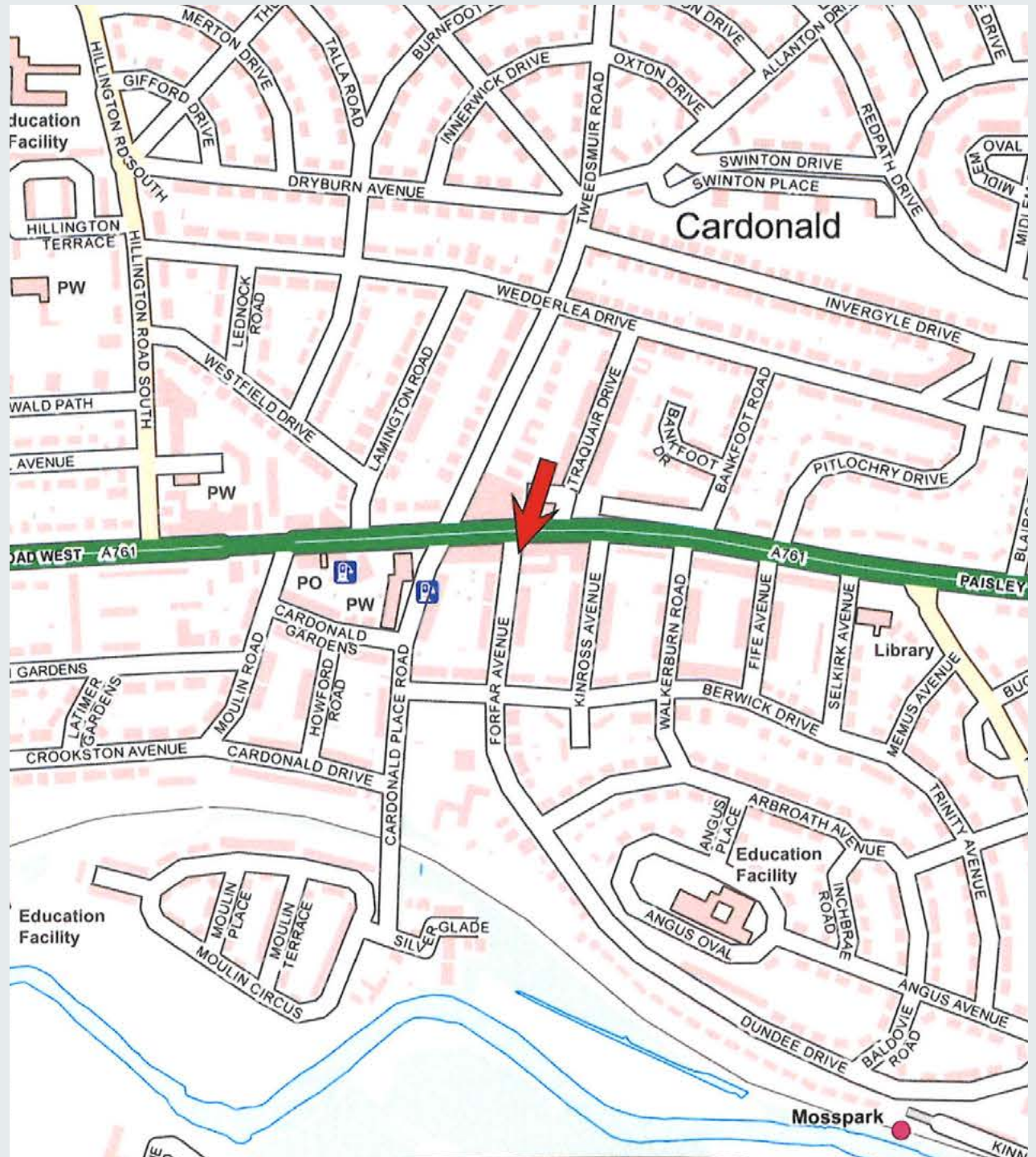
The property is located on Paisley Road West at its junction with Forfar Avenue. Paisley Road West is a well established retail thoroughfare to the south of Glasgow city centre and serviced by multiple bus routes in and out of the city.

Occupiers in close proximity include Aldi, Boots and an RBS. On street parking is available at the front of the property.

Description

The unit is a ground floor within a single storey retail parade of traditional construction. The property benefits from modern glazed frontage and is protected by metal roller shutters externally.

Internally the unit is fitted out in a style to be expected for a Drycleaning business.



Property Details

Rating

The Rateable value is £16,600. Payment of business rates is the responsibility of the tenant.

Floor Areas

According to our calculations the unit has a Net Internal Floor Area of 70.93 sq m (763 sq.ft.) approximately.

The Tenant

The property is currently leased to Cardonald Drycleaners & Alterations Limited (Company No SC425807). The tenant has been in the unit for 10 years and has recently extended by another 3 years taking the new expiry date to 13th April 2027 at a rent of £15,000 per annum.

EPC

A copy of the Energy Performance Certificate is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Further Information

Strictly by contacting the sole agents:-



Make an enquiry

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07879 626 448

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