

**TO LET/MAY SELL**

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David Allison & Company  
Chartered Surveyors



## 1298 PAISLEY ROAD WEST, GLASGOW, G52 1DB

- Prominent retail shop
- Busy roadside location
- Opposite Bellahouston Park and Palace of Art
- On-street car parking
- Excellent public transport links
- Offers to lease in excess of £9,000 per annum

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[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

## LOCATION

The subjects occupy a prominent location on the north side of Paisley Road West at its junction with Jura Street in the Bellahouston area of Glasgow.

The unit is situated approximately 6km (3.7 miles) south west of Glasgow city centre close to Junction 24 of the M8 motorway.

The area is largely residential and is situated opposite Bellahouston Park and the Palace of Art.

The surrounding occupiers comprise a mix of independent traders providing local neighbourhood shopping services.

The plan opposite identifies the approximate location for information purposes only.

## GENERAL DESCRIPTION/ ACCOMMODATION

The subjects comprise a self-contained retail unit occupying part of the ground floor of a refurbished four storey red sandstone building with a pitched tiled roof.

The subjects have a PVC framed glazed display frontage with an electronic remote roller shutter security guards and an illuminated fascia sign.

The premises are arranged internally for use as a gents barbers and has been sub-divided to provide a front shop with office/store and a back shop with private consulting room. Kitchen and toilet facilities are provided to the rear of the subjects.

## ACCOMMODATION

From measurements taken in the building and in accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the net internal area to be approximately as follows:-

55.37 sq m (596 sq ft)

## RATING ASSESSMENT

The subjects are currently shown in the Valuation Roll as follows:

Rateable Value: £9,100

At this level of Rateable Value an incoming tenant may benefit from 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application should be made directly to the Local Authority.

## RENTAL/SALE PRICE

Our clients are seeking offers in excess of £9,000 per annum for a new lease on terms to be agreed.

Alternatively, our clients may consider a sale of their interest – price on enquiry.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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## LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

## EPC

The properties have been assessed for energy performance and currently have a 'G' rating.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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