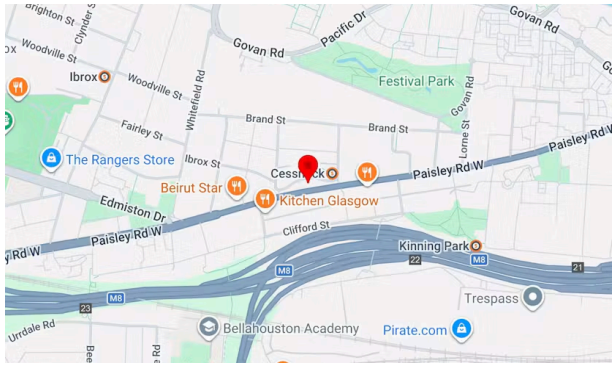
Lapsley McManus

360 Paisley Road West, Glasgow, G51 1BG

Retail For Sale | 764 sq ft

Investment For sale - Single storey ground floor shop



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Summary

- Business rates: £8,000 per annum
- VAT: Not applicable. VAT Free Investment
- Legal fees: Each party to bear their own costs

Further information

- View details on our website
- View Microsite

Contact & Viewings

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Description

The subjects are located within a single storey terrace under a flat asphalt covered roof.
The premises benefit from an extensive frontage comprising 3 display windows set behind security shutters. The shop is arranged to provide a good sized retail area together with storage and a tea prep and wc to the rear. The floor is concrete with a tile finish, the walls are plaster and lined mostly with slat panelling. There is a suspended ceiling with integrated LED lighting.

Location

The subjects are located on the south side of Paisley Road West close to its junction with Cessnock Street, within the populated Cessnock area of Glasgow which lies around 3 miles to the south west of Glasgow city centre. The subjects trade as U-Save Convenience. Other occupiers include Glasgow Barbers, Zam Zam Grill, Tartan Fish & Chips, Lalo Market, Coral and the Co-op. There is on street pay & display parking locally.
The shop is well located for junction J23 of the M8 motorway. The shop is located next to Cessnock Underground Station.

Accommodation

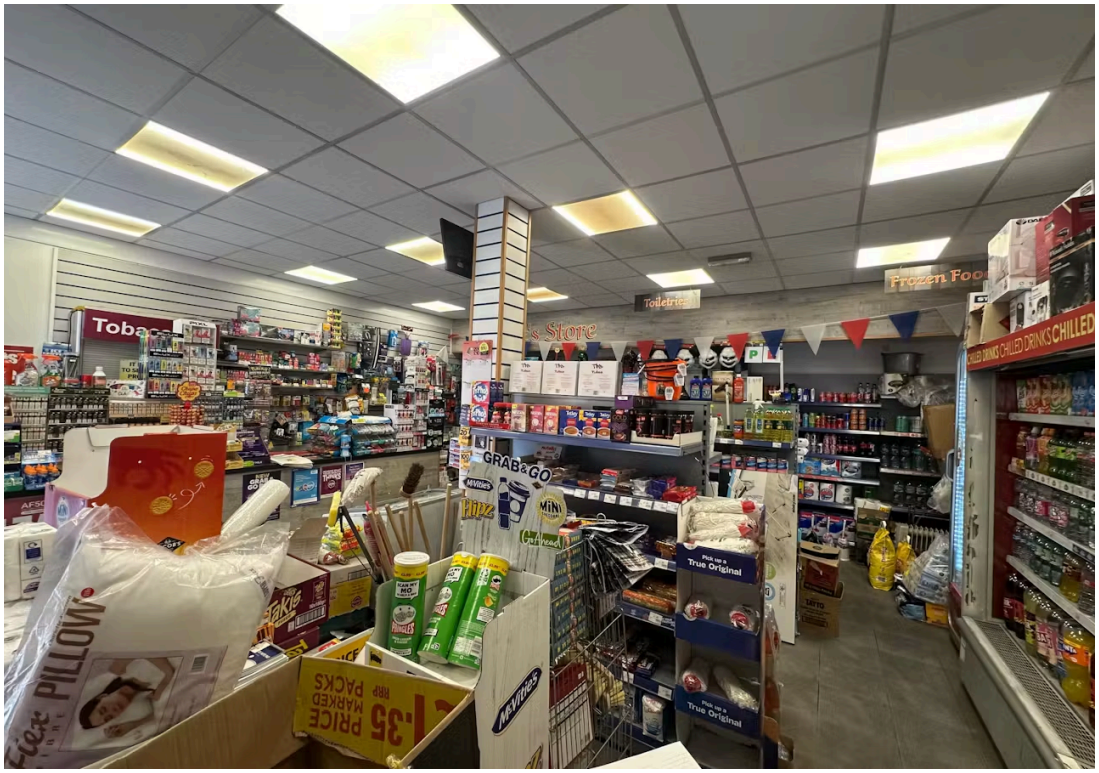
Name	sq ft	sq m	Availability
Ground	764	70.98	Available
Total	**764**	**70.98**	

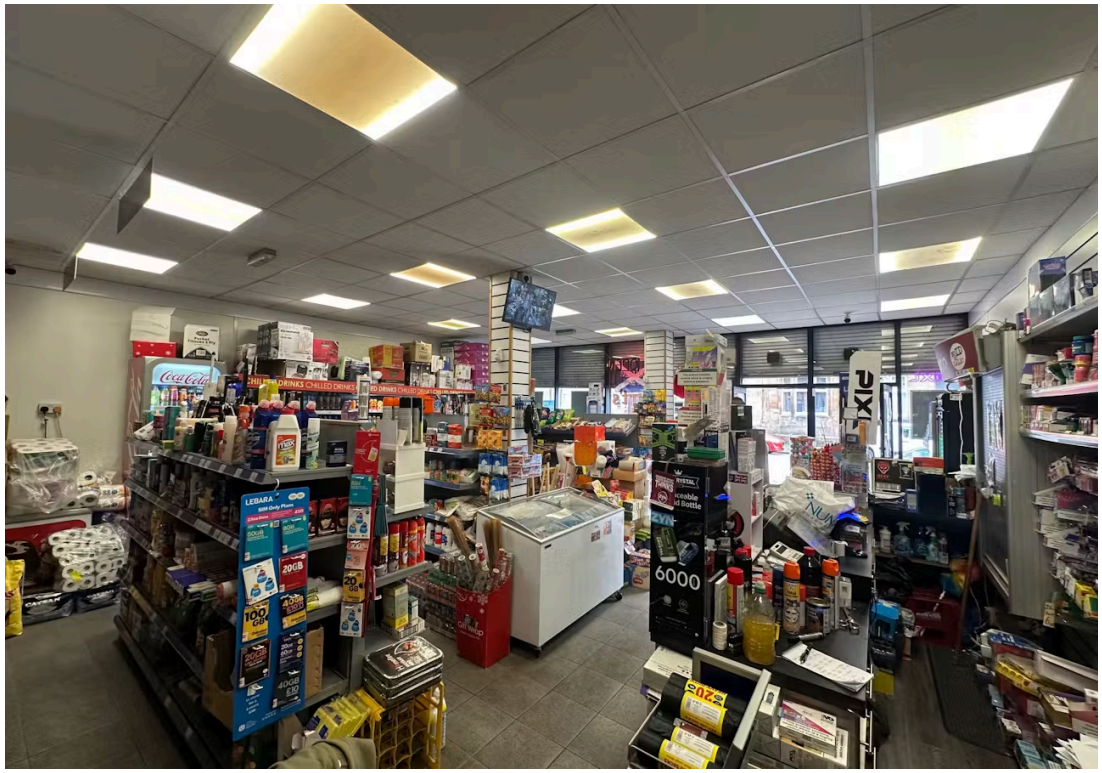
PRICE

Our client is seeing offers in excess of £120,000 for their heritable interest, which provides a Net Initial Yield of 9.82%, allowing for purchases costs in the usual manner. We understand the property is not elected for VAT.

Tenancy Details

The premises were leased to Berts Stores Ltd (dissolved) on full repairing and insuring terms until 18th March 2028, at a rent of £12,000 per annum (£16.69 psf zone A). There was a fixed increase from £10,000 pa to £12,000 pa effective from 18th March 2023, this has only just been implemented. The rent is being paid by Berts Stores and there are no arrears.


Toiletries
Frozen Food
CHILLED DRINKS CHILLED DRINKS CHILLED
GRAB&GO
True Original
PILLOW
PRICE MARKED PACKS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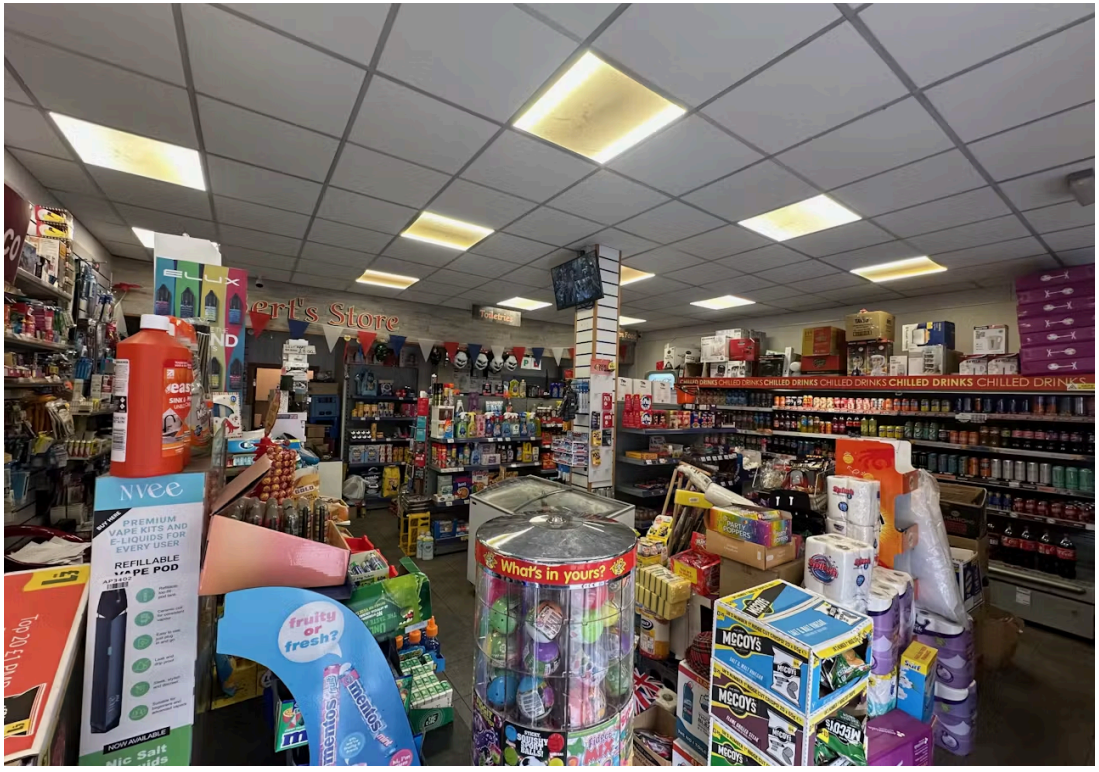
Bert's Store
CHILLED DRINKS CHILLED DRINKS CHILLED DRINKS CHILLED DRINKS
NVEE
PREMIUM VAPE KITS AND E-LIQUIDS FOR EVERY USER
REFILLABLE VAPE POD
What's in yours?
fruity or fresh?
McCOY'S

BUTCHERY
BAKERY
usave
358 - 360 Paisley Road West
GLASGOW
HAIRCUT & WET SHAVE
BARBER
Bert's