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TO LET / FOR SALE

Takeaway

58 HILLINGTON ROAD SOUTH, GLASGOW, G52 2AA

Offers over £120,000 are sought for our client's leasehold interest in the property including the fixtures and fittings in situ

- Prominent trading location
- Busy thoroughfare
- High standard fit-out
- Turnkey opportunity
- Free car parking

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LOCATION

The property is located in the Penilee area around 5 miles west of Glasgow city centre. The subject property is situated on the east side of Hillington Road South, close to its junction with Paisley Road West. The property enjoys excellent public transport connections, with regular and bus services passing along Hillington Road South. Nearby occupiers include Ladbrokes, Nisa Local Hillington and Boots Pharmacy.

DESCRIPTION

The subjects comprise an end terraced hot food takeaway within a mixed-use building of masonry construction under a pitched and slate tiled roof. The building is arranged over two floors providing retail accommodation on the ground floor and office space on the upper floor.

The takeaway is accessed via a single flush pedestrian door which leads into the customers waiting area. Internally, the space is fitted out to a high standard in corporate branding. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation, conveyor gas fired pizza oven, pizza prep station and a range of stainless steel sink units, utility basins and fitments.

A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is of tile/commercial vinyl, walls covered with splash backs and the suspended grid ceiling incorporates square LED lighting. There are 2 independent walk-in chill/freezer rooms and ancillary accommodation to the rear.

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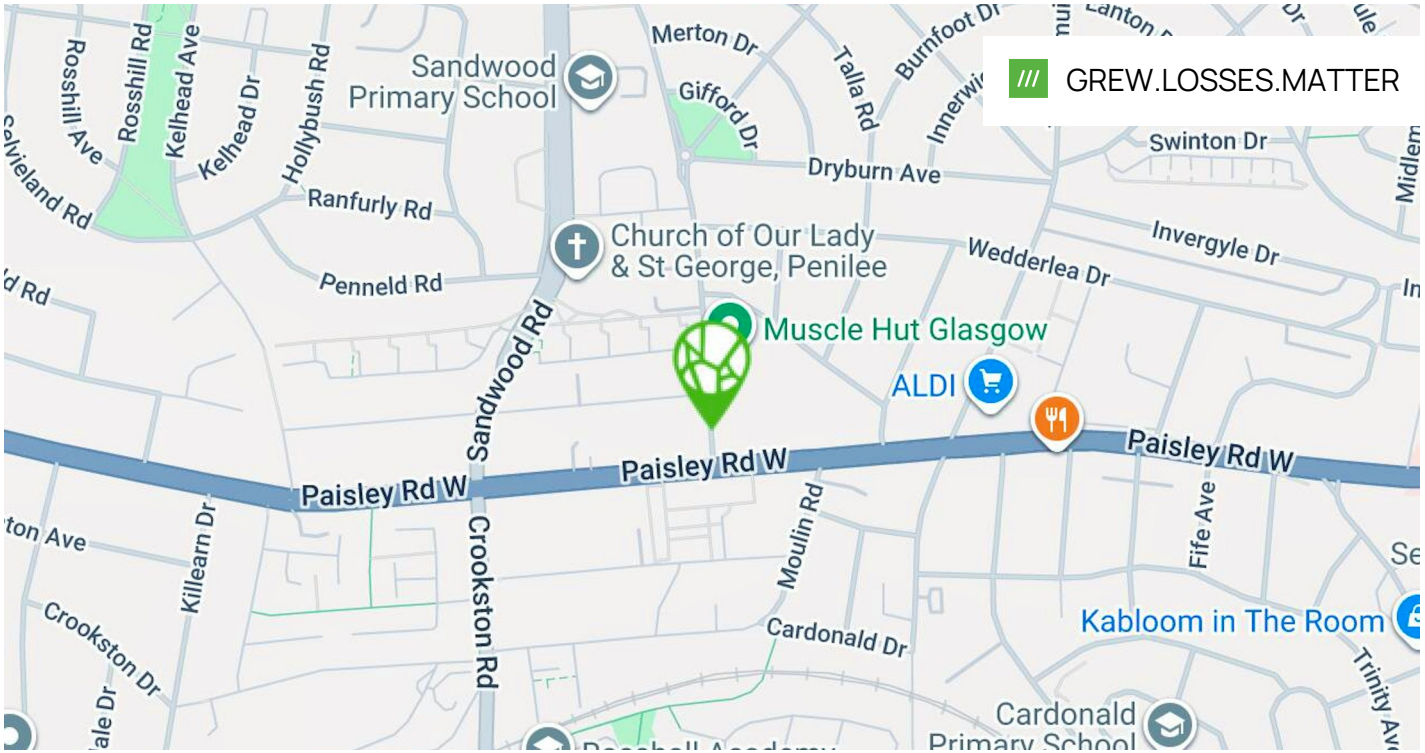

BELIEVE
IN THE POWER
OF PIZZA

BELIEVE
IN THE POWER
OF PIZZA

LIEVE
POWER
PIZZA
WELCOME
56

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	1,457	135.36

TENURE

The lease is available by way of assignation, for the residual term of the lease, which expires in August 2042. The current rent is £22,000 per annum. The rent is subject to an open market rent review in August 2027 and at 5 yearly intervals. There is a break option in August 2032.

PREMIUM

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RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £25,500.

EPC

G (131)

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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