



50 Hillington Road South, Cardonald, G52 2AA

Prominent Retail Parade

- Single Storey
- Dedicated Customer Parking
- Class 1 Consent
- 864sq ft
- Rent: £30,000p.a.x

**LOCATION**

The property is situated on the east side of Hillington Road South at its junction with Cardonald Court, north of its junction with Paisley Road West in the Cardonald suburb of Glasgow.

The area is characterised with predominantly residential dwellings surrounding with a selection of independent and national commercial operations in close proximity including Pizza Hut, Lucky B's, Boots, the Crescent Medical Practice.

**PROPERTY**

The property comprises a ground floor retail unit set within a larger single storey commercial retail parade with customer parking to the front. The unit benefits from rear loading via a secure enclosed yard area.

The property offers a single aluminium framed and glazed frontage, internally the space offers an open plan retailing area with partitioned counter, staff tea prep, w.c and stores.

**AREA**

80.30sq m (864sq ft)

**NAV/RV**

£15,700



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### RENT

The property is available on a new F.R.I lease for £30,000p.a.x

### V.A.T.

Prices quoted exclusive of V.A.T

### E.P.C

Available on request

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### Property Misdescription 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.