

TO LET  
RETAIL/OFFICE PREMISES



1612 — 1614 Paisley Road West,  
Glasgow, G52 3QN

- Ground floor retail premises
- Popular suburban pitch
- Unit extends to approximately 180.28 sq. m. (1,941 sq. ft.)
- New FRI lease available
- Rental offers in excess of £15,000 per annum exclusive of VAT.

## LOCATION

The subject property lies on the north side of Paisley Road West, opposite its junction with Mosspark Boulevard in the Craigton area of Glasgow, approximately four miles to the south west of Glasgow city centre. Paisley Road West forms a busy arterial route running west out of the city centre on the south side of River Clyde, giving access to suburbs such as Bellahouston, Craigton, Cardonald and then onwards to Paisley.

The surrounding area comprises an eclectic mix of residential, commercial, retail and associated uses, with some industrial uses in the surrounding area. The area is relatively well served by public transport with Paisley Road West being a busy bus route and both Cardonald and Mosspark Railway Stations being within walking distance.

## DESCRIPTION

The subjects comprise a ground floor retail/office unit within a larger four-storey flatted development. The property benefits from open plan retail/office space. There is a kitchen and toilet facilities located at the rear of the property. The unit would be suitable for a variety of uses.

The area contains a mix of both national and independent retailers. Notable nearby occupiers include Farmfoods, Betfred and William Hill.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 180.28 sq. m. (1,941 sq. ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £15,000 per annum exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an upfront rental deposit. Full details are available from the letting agents.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £15,000.

The poundage rates for 2025/2026 is £0.498 in the pound.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

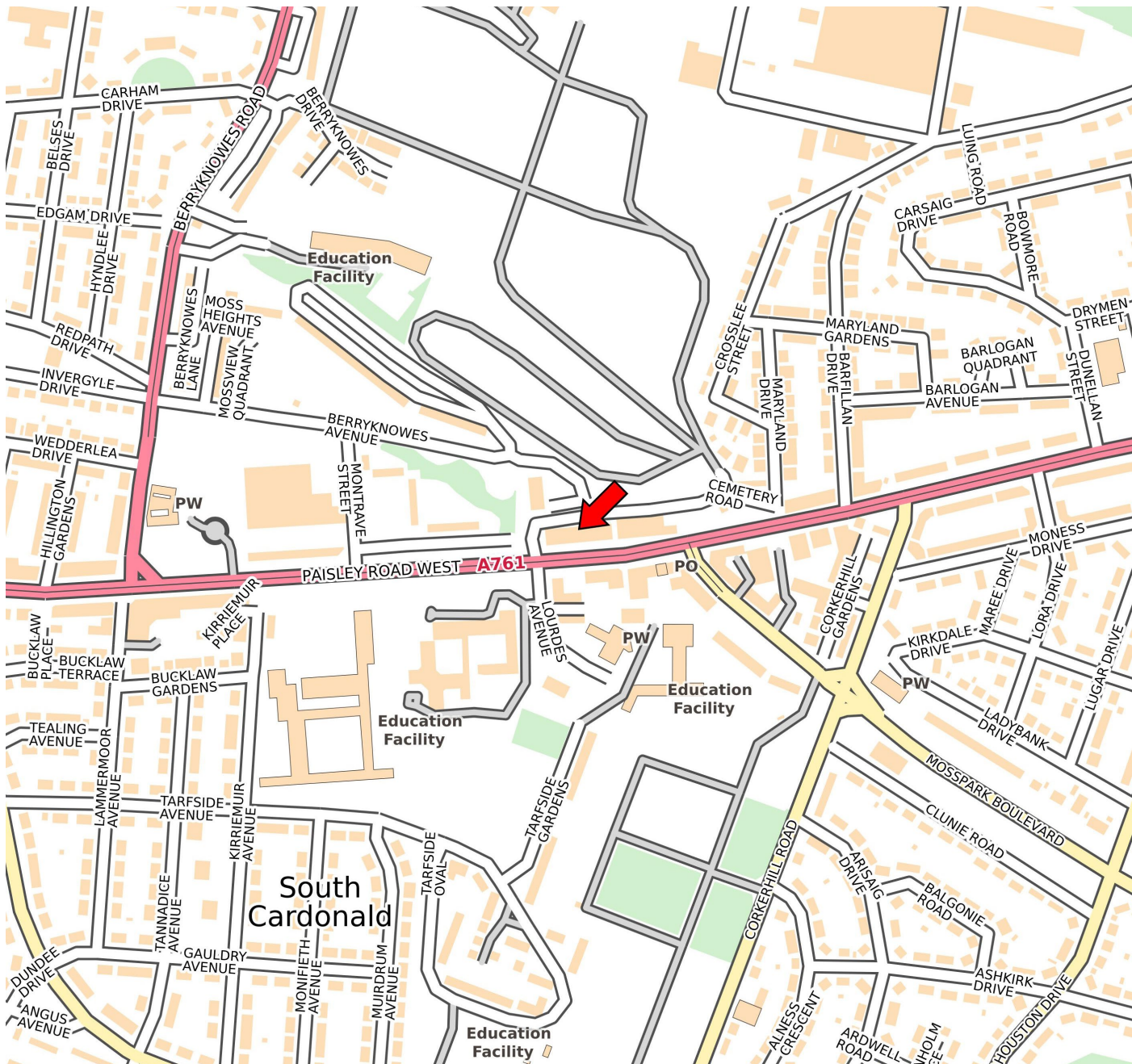
An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through



To arrange a viewing please contact:



**LOUISE GARTLAND**  
**Commercial Property Agent**  
 louise.gartland@g-s.co.uk  
 07917 684 033



**TERRY MCFARLANE**  
**Director**  
 terry.mcfarlane@g-s.co.uk  
 07766 551 663

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.