

TO LET

**682 EDINBURGH ROAD
GLASGOW
G33 3PU**

LOCATION

The subjects occupy a prominent position on the south side of Edinburgh Road approx. 4.7 miles east of Glasgow City Centre. The subjects adjoin Masala Cottage Indian Takeaway and Carntyne Dental Care. St Andrew's Secondary School adjoins Lightburn Medical Centre which is close by at 930 Carntyne Road, Cranhill Park is directly opposite and Queenslie Industrial Estate is a short distance to the east. Stepps Road gives direct access to the M8.

ACCOMMODATION

The unit extends to ground floor only and has the undernoted approximate principal dimensions and areas.

Gross Frontage:	12.23 m	40' 0"
Gross Depth	13.46 m	44' 2"
Internal Width:	11.27 m	37' 0"
Max Sales Depth:	10.50 m	34' 6"
Net Area:	116.56 m ²	1,255 ft ²

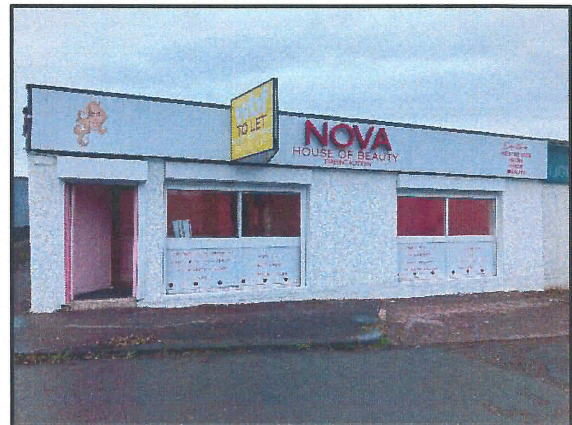
The unit has generous toilet provision and a staffroom.

LEASE TERMS

The premises are available on a new FRI lease with provision for rent review. Rental offers are invited in excess of £15,000 per annum.

VAT

We are advised that VAT is not payable on the rent.



RATES

The SAA website indicates RV £13,500 effective 1st April 2026. A qualifying occupier would normally receive a 62.5% discount on rates payable under the Small Business Bonus Scheme. The mygov.scot website indicates that a non-qualifying occupier would pay £6,723 per annum approx. and a qualifying occupier £2,521 approx.

ENERGY PERFORMANCE CERTIFICATE

The property is rated Category 'G'. A copy of the EPC and Recommendation Report is available on request.

ENTRY

By agreement.

LEGAL COSTS

Each party to bear their own costs. The ingoing tenant to be responsible for registration dues, LBTT etc.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers / tenants which will be at a minimum include proof of identity / address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

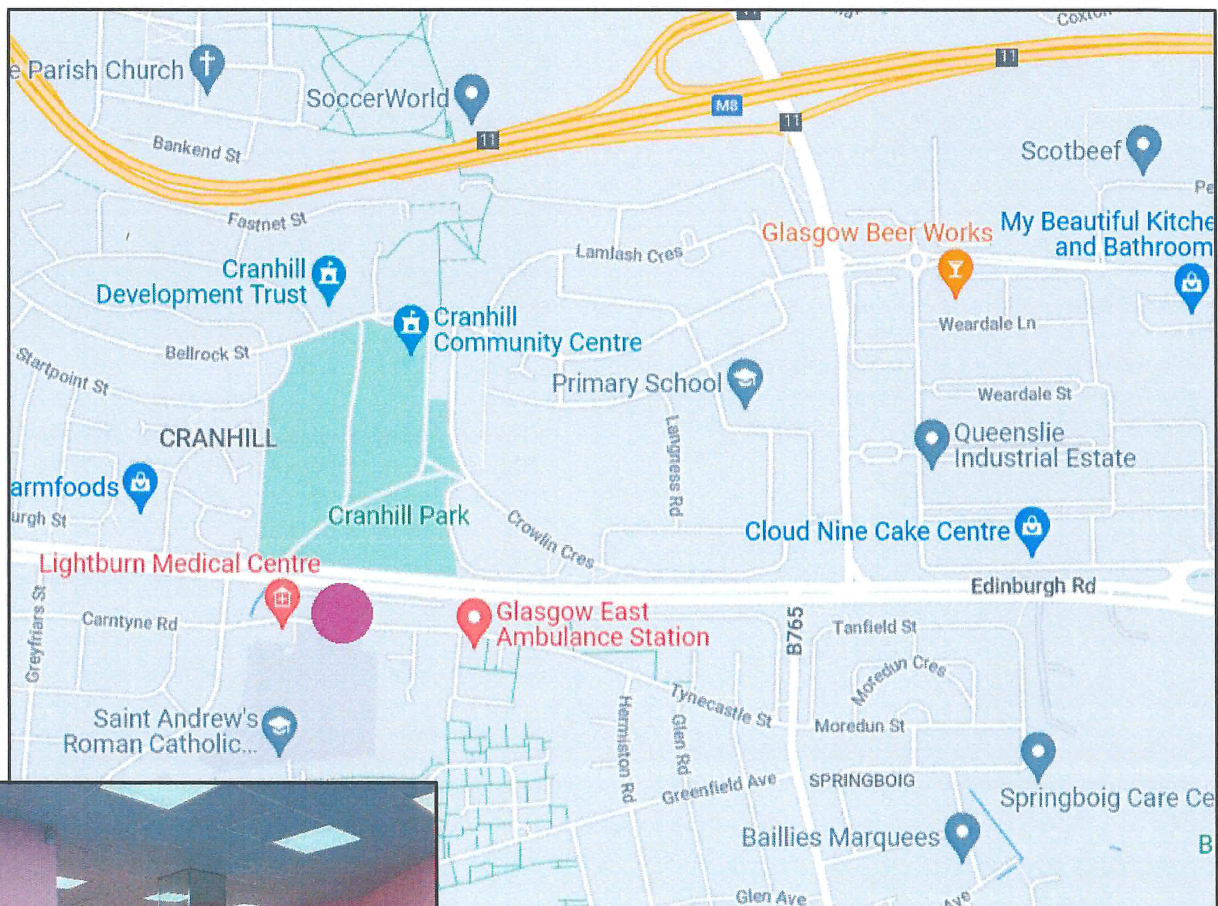
VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agents:

Whitelaw Baikie Figs

Contact: David Rooney
Tel: 07831 489379
Email: david@wbf.co.uk

LOCATION PLAN



Details Updated 15th April 2026

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property,
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.