

**TO LET**

**1471 SHETTLESTON ROAD  
GLASGOW  
G22 9AS**

**LOCATION**

The property occupies a prominent position within the Shettleston/Sandyhills area within the east end of Glasgow, approximately 3 miles to the east of the city centre. The property is situated on the north side of Shettleston Road, with nearby occupiers being a mix of multiple and local traders.

The property comprises a ground floor retail unit within a tenement building, with the upper floors given over to residential.

**DESCRIPTION**

Arranged over ground floor only the subjects are sub-divided internally to provide two treatment rooms, reception area and small kitchen together with wc facilities.

**ACCOMMODATION**

From our measured inspection we would confirm the property extends to the following areas and dimensions:

Gross Frontage: 13' 6" (4.11m)  
Ground Floor: 467 ft<sup>2</sup> (43.38 m<sup>2</sup>)

**ENERGY PERFORMANCE CERTIFICATE**

Copy of the EPC is available upon request.

**LEASE TERMS**

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed, incorporating regular upward only rent reviews. Rental offers in the region of £7,750 per annum are sought.

**VAT**

All terms are quoted net of VAT where applicable.



**RATES**

The property is entered in the Valuation Roll as follows:

Description: Shop  
Rateable Value ('22/'23): £5,100

The draft entry in the Valuation Roll is as follows:

Description: Shop  
Rateable Value ('23/'24): £5,700

Qualifying parties may benefit from 100% rates relief under the Small Business Bonus Scheme.

**LEGAL COSTS**

Each party to be responsible for their own legal costs, with the ingoing tenant responsible for LBTT together with any costs incurred by the Landlord.

**MONEY LAUNDERING REGULATIONS**

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

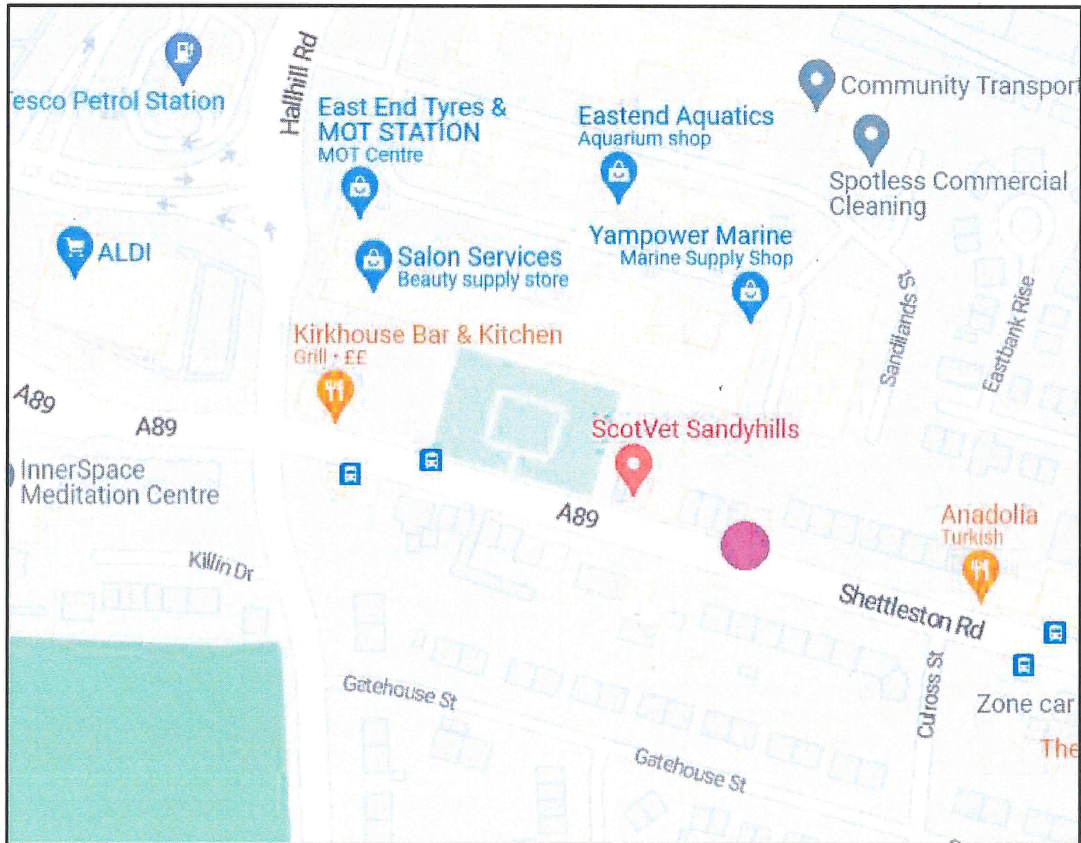
**VIEWING/FURTHER INFORMATION**

Strictly through the sole agents:

Whitelaw Baikie Figes

Contact: Gavin Anderson  
Tel: 0141 221 6161  
Email: [gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)

## LOCATION PLAN



Details published 23<sup>rd</sup> February 2023

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 Baikié 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 Baikié 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.