

TO LET

**1451 SHETTLESTON ROAD
GLASGOW
G32 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 currently open plan with small sink area to the rear.

ACCOMMODATION

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

Gross Frontage:	10' 0"	(3.04m)
Ground Floor:	178 ft ²	(165 m ²)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned, further information 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 £5,500 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 ('25/'26):	£2,700

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

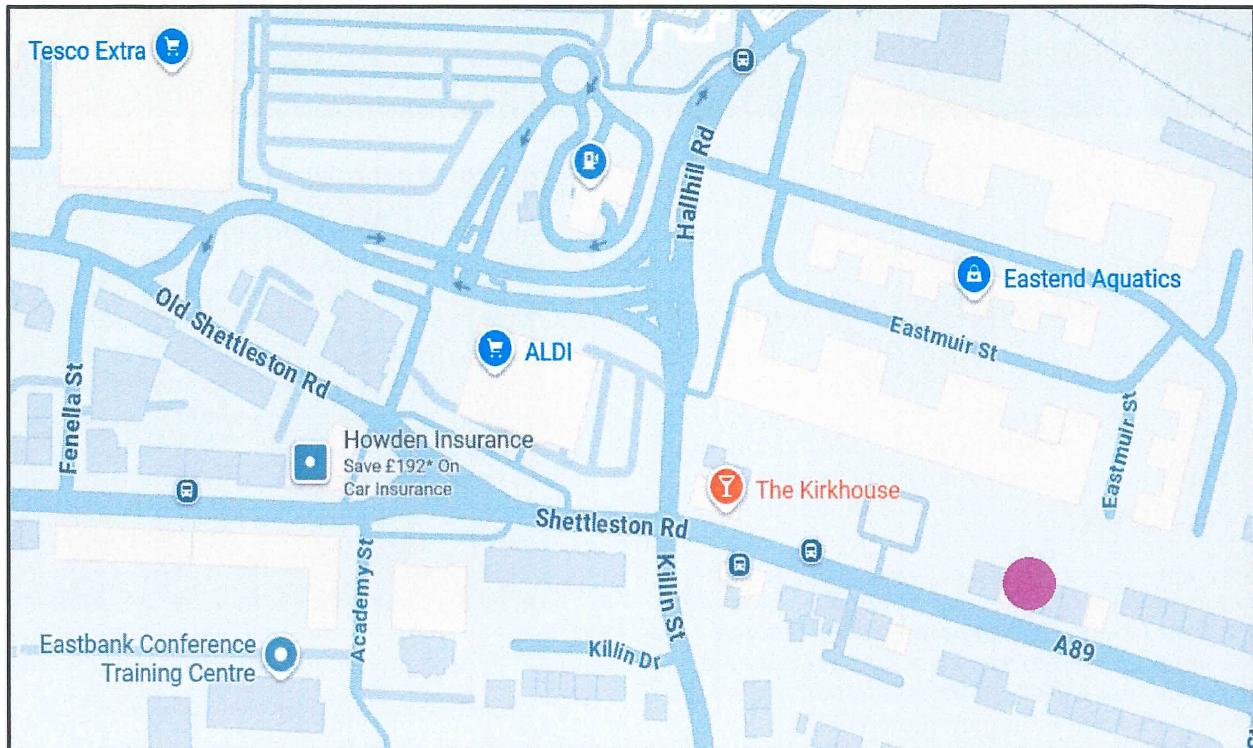
Strictly through the sole agents:

Whitelaw Baikie Figes

Contact: Gavin Anderson / Colette Brough
Tel: 0141 221 6161

Email: gavin@wbf.co.uk / colette@wbf.co.uk

LOCATION PLAN



Details published 17th October 2025

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

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- 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.
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- 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.