

TO LET

888 SHETTLESTON ROAD
GLASGOW
G32 7XN

LOCATION

The property occupies a prominent position on the south side of Shettleston Road within the Shettleston area of Glasgow, situated approximately 4 miles east of Glasgow City Centre.

Shettleston Road is a busy thoroughfare within the east end of Glasgow, with nearby occupiers being a mix of multiple and local traders to include Barnardo's, Sunset Beach, Subway and Bill's Blind Spot.

DESCRIPTION

The unit occupies the ground floor within a traditional 4 storey tenement building, with residential accommodation situated above.

ACCOMMODATION

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

Gross Frontage:	23' 6"	(7.16 m)
Net Frontage:	21' 9"	(6.62 m)
Net Internal Area:	540 ft ²	(50.16 m ²)

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 £10,000 per annum are sought.



RATES

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('24/'25):	£7,600

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned, further details available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs, with the ingoing Tenant being 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.

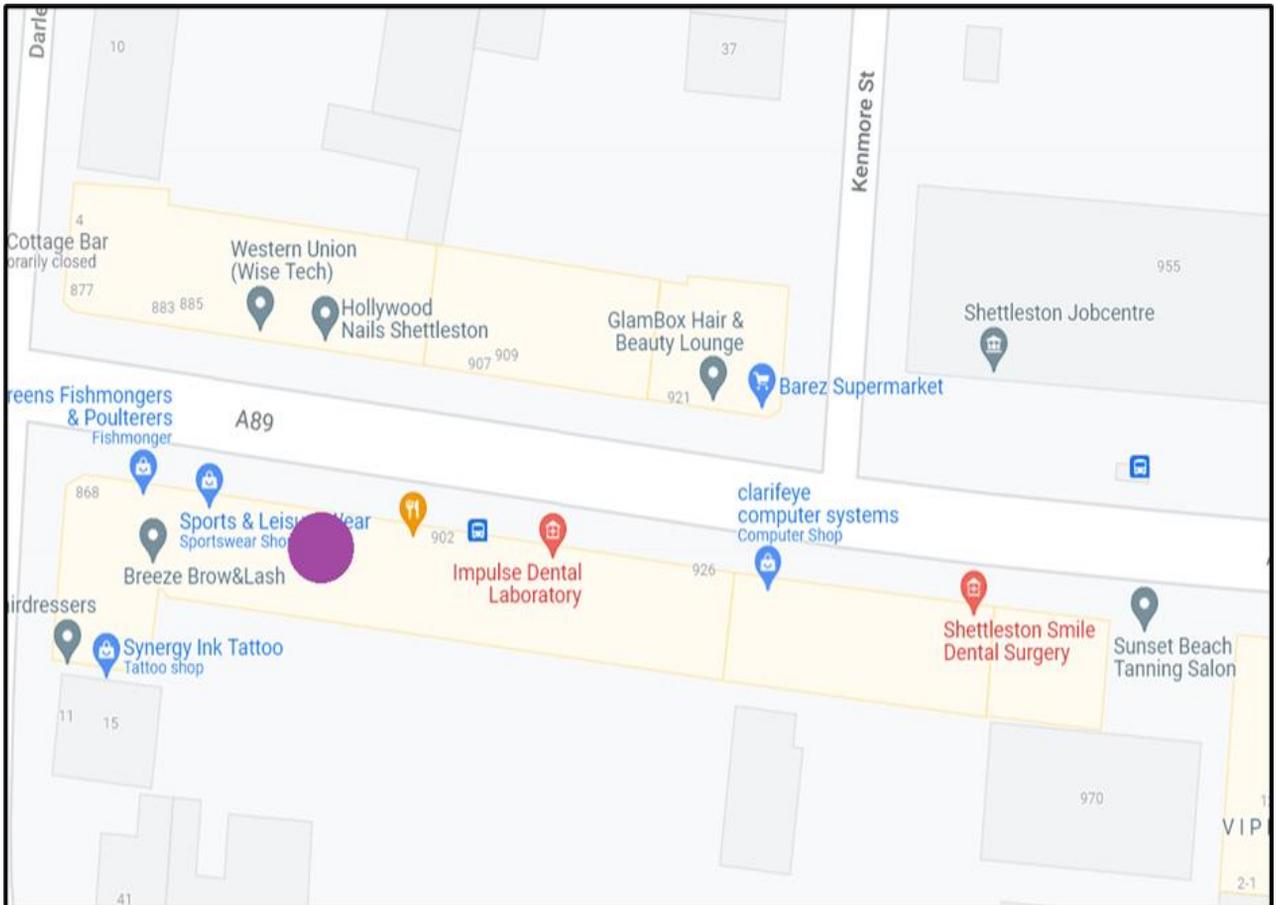
VIEWING/FURTHER INFORMATION

Strictly through the sole agents:

Whitelaw Baikie Figes

Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk

LOCATION PLAN



Details Published 18th October 2024

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:

- 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 Figes 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.