

PRIME BETTING OFFICE/CLASS 1A

TO LET

**1650-1652 GREAT WESTERN ROAD
ANNIESLAND CROSS, GLASGOW
G13 1HH**



Location

Anniesland Cross is in the West End of Glasgow and has a strong and affluent residential component, The High School of Glasgow and Glasgow Clyde College – Anniesland Campus are both a short walk from the Cross and generate substantial footfall from both Bus and Anniesland Railway Station.

The unit occupies a prominent position in the parade adjoining Dominos and Cancer Research. Amiry & Gilbride, Wm Hill, Bayne's, Greggs and Black & Lizars are all nearby and Sunset Beach, VPZ and Subway are opposite.

Description

Created in 2014 by integrating two adjoining units, the premises comprise a ground floor shop forming part of a traditional 4 storey building with residential above.

Accommodation

The estimated main dimensions and net internal areas are as follows:-

Net Frontage:	8.02m	(26' 4")
Internal width:	7.93m	(26' 0")
Sales Depth:	16.71m	(54' 10')
Sales Area:	207m ²	(2,230 ft ²)
Rear Store:	79.3m ²	(854 ft ²)

N.B. These floor areas exclude staff room and customer toilets.
Indicative Floor plans are available.

Energy Performance Certificate

A copy of the Certificate and Report will be available for inspection.

Lease Terms

The lease expires 21st April 2029. A longer period may be available.

Rent

The current rent is £38,000 per annum.

Rating

The undernoted RV was obtained from the SAA website.

Rateable Value:1 st April 2026	£32,500
UBR ('26'27):	£0.481

Estimated rates payable for 26/27 £15,633 per annum approx.

VAT

We are advised that VAT will not be payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction, with the ingoing Tenant being responsible for LBTT, registration dues etc and VAT incurred thereon.

Entry

By arrangement.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective 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 Figs.

Contact: David Rooney
Tel: M 07831 489379

david@wbf.co.uk

LOCATION PLAN



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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.

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