

TO LET

FOUR NEW MODERN RETAIL UNITS

NIA:- From 149 sq m (1,603 sq ft)

Dedicated Customer Car Parking
with 4 EV Charging Spaces

Prominent Roadside Location

Currently Under Construction

Rent On Application



CLICK HERE FOR LOCATION!



BARNBETH ROAD, GLASGOW, G53 5YR

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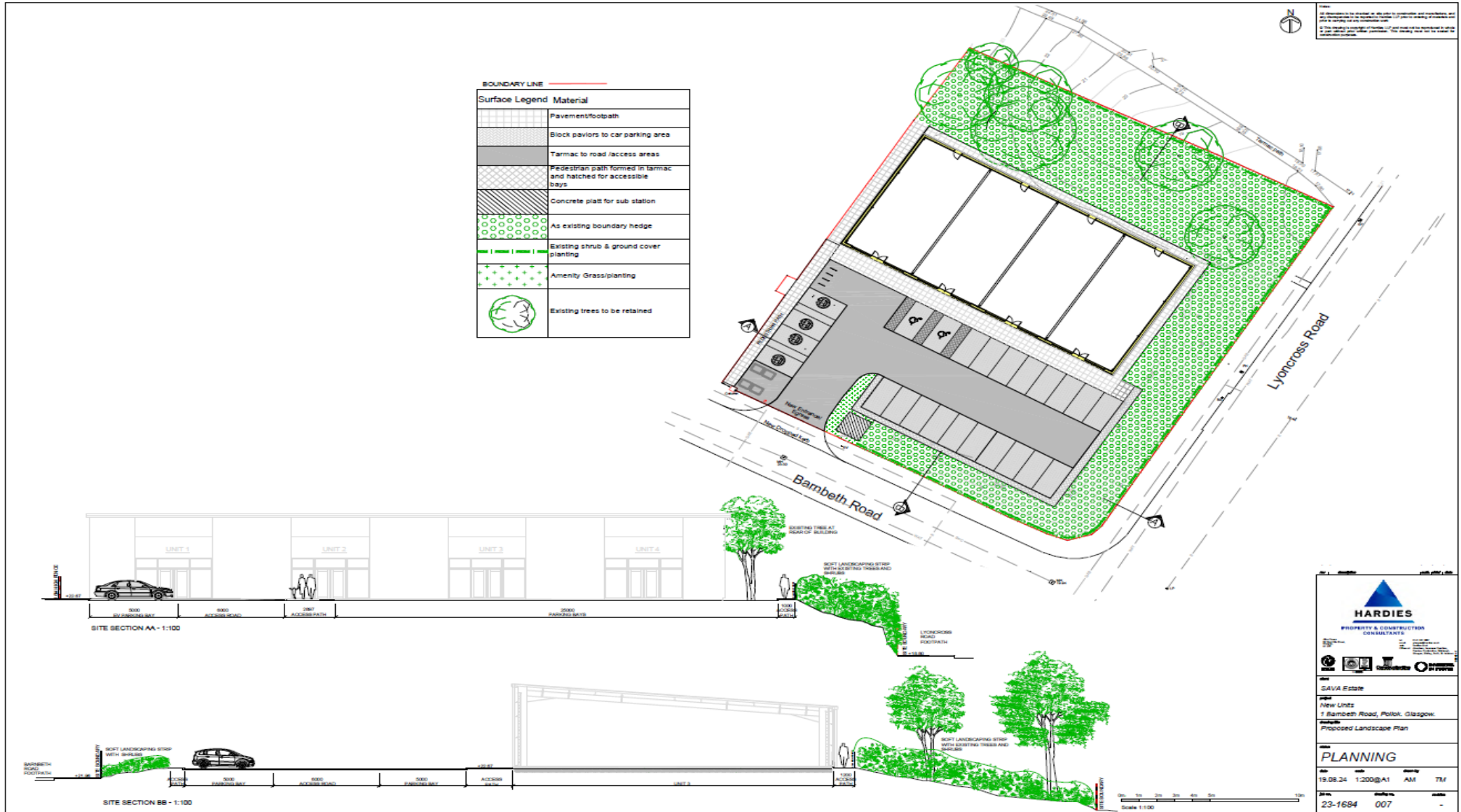




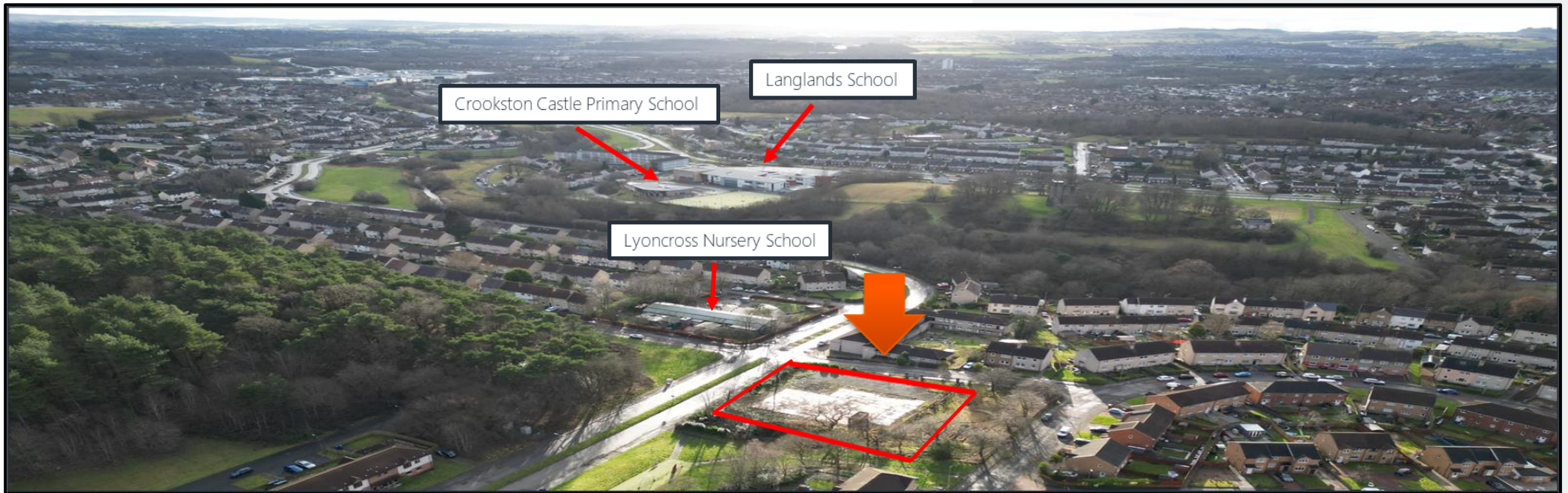
PROPOSED PLANS

BARBETH ROAD, GLASGOW, G53 5YR

Proposed Plans - Illustrative Purposes Only



Illustrative Purposes Only





The Detail

BARNBETH ROAD, GLASGOW, G53 5YR

LOCATION

The development is located on the north side of Barnbeth Road at its junction with Lyoncross Road, in the southside of Glasgow. The immediate area has seen extensive regeneration in recent years with substantial housing developments at the westernmost side of the site.

The area is characterised by dense residential dwellings with a limited offering of commercial options nearby.

DESCRIPTION

The site extends to approximately 2.46 acres and is proposed to accommodate a high-quality commercial development comprising four single-storey units arranged in an enclosed parade layout.

Each unit will feature modern aluminium-framed glazed frontages, offering a versatile space suitable for a range of potential uses, including a licensed convenience store, dental practice, veterinary clinic, funeral care service, or hot food takeaway (subject to planning).

The development will benefit from a dedicated private car park providing 24 spaces, including 4 electric vehicle (EV) charging bays, enhancing both accessibility and sustainability.

RENTAL

Rental on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Revised May 2025

EPC

A copy of the Energy Performance Certificate will be available upon request on completion of site.

RATEABLE VALUE

The subjects require to be assessed upon completion of the development.

PLANNING

A planning application has been submitted to cover Class 1A and Class 3/Hot Food. Any incoming tenant will be responsible for satisfying themselves in this regard.

ACCOMMODATION

The development will offer the following accommodation:

ACCOMMODATION	SQM	SQ FT
UNIT 1	149	1,603
UNIT 2	149	1,603
UNIT 3	149	1,603
UNIT 4	149	1,603

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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