



900 Shettleston Road, Glasgow, G32 7XN

Situated on Busy Thoroughfare

- Rarely Available Unit
- 356sq ft
- Hot Food Consent
- Rates Exempt
- Rent: o/o £10,000p.a.

LOCATION

Shettleston is a lively suburb in Glasgow's east end, about 2.5 miles from the city centre. It underwent major regeneration in the 1970s-80s via the GEAR project, modernising housing and public spaces. Home to around 26,000 residents, it serves a catchment area including nearby neighbourhoods like Greenfield and Sandyhills.

Highlights include strong transport links (A89 road and Shettleston railway station), quality schools like Eastbank Academy, vibrant community groups (e.g., Boys' Brigade, Glasgow United F.C.), and convenient retail (Aldi, Tesco). Commercial demand mirrors Glasgow's recovery, with interest in retail and offices; as a local town centre, it has high demand for commercial occupation with very little availability in the area.

PROPERTY

The property comprises a ground floor, mid-terraced commercial take away within a larger traditional sandstone tenement surmounted by a pitched roof.

The property is secured by an aluminium roller shutter with main for prep and customer area to the front with partition erected to create store, w.c. facilities, and store to the rear.

AREA

33.08sqm (356sq ft)

NAV/RV

£4,600 - The property qualifies from rates exemption under the small business bonus scheme, subject to tenant qualification



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RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £10,000per annum

V.A.T.

Figures quoted exclusive of V.A.T.

E.P.C.

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we will inform al enquiries at the earliest opportunity.