

**TO LET**

**Prominent West End Retail Unit**

NIA: 138.82 SQM (1,494 SQFT)

High volumes of passing traffic

Suitable for a variety of uses subject to planning

Attractive glazed frontage

On-street car parking available

Rent: OIEO: £15,000 Per Annum



[CLICK HERE FOR VIRTUAL TOUR](#)

**111 GREAT WESTERN ROAD, GLASGOW, G4 9AH**

**CONTACT:**

**Skye Macdonald BSc (Hons) MRICS**  
Fraser McDonald BSc (Hons)

[skye.macdonald@shepherd.co.uk](mailto:skye.macdonald@shepherd.co.uk)  
[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

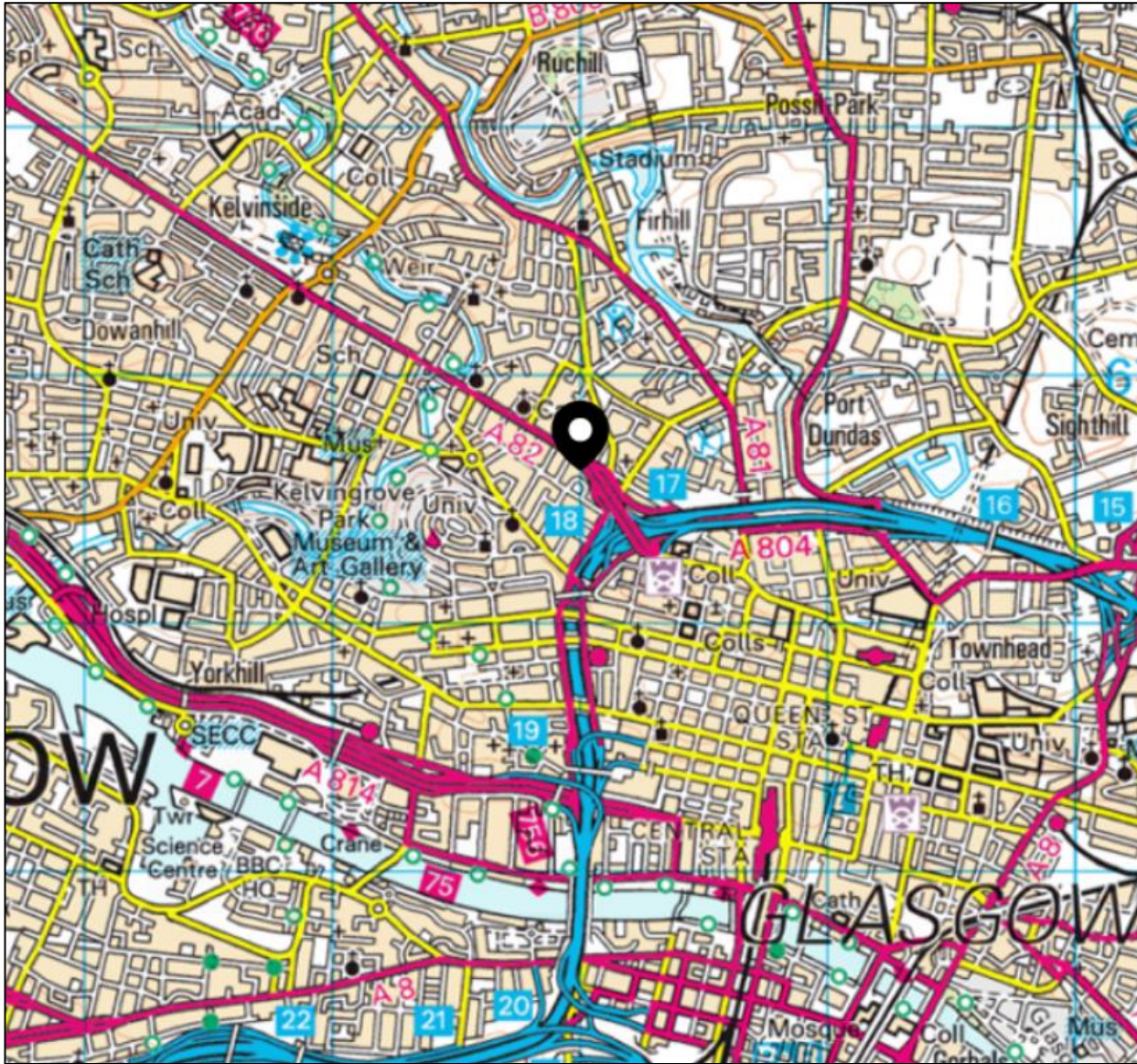
| 0141 331 2807 – 07774 667 353  
| 0141 331 2807 – 07551 173 132





# Location

111 GREAT WESTERN ROAD, GLASGOW, G4 9AH



The subjects are located on the east side of Great Western Road in close proximity to St George's Cross. Great Western Road (A82) is a main arterial route between the city centre and the west end of Glasgow, carrying high volumes of vehicular traffic.

The subjects benefit from excellent road connectivity with access to Junction 17 of the M8 motorway located a short distance away. The M8 links with major road networks throughout Glasgow and around Scotland. The area also benefits from excellent public transport facilities with St. George's Cross subway station in close proximity and regular bus routes available along Great Western Road.

The surrounding area consists of traditional flatted dwellings at upper floors, with commercial occupiers at ground floor level which consist of both local and national operators.

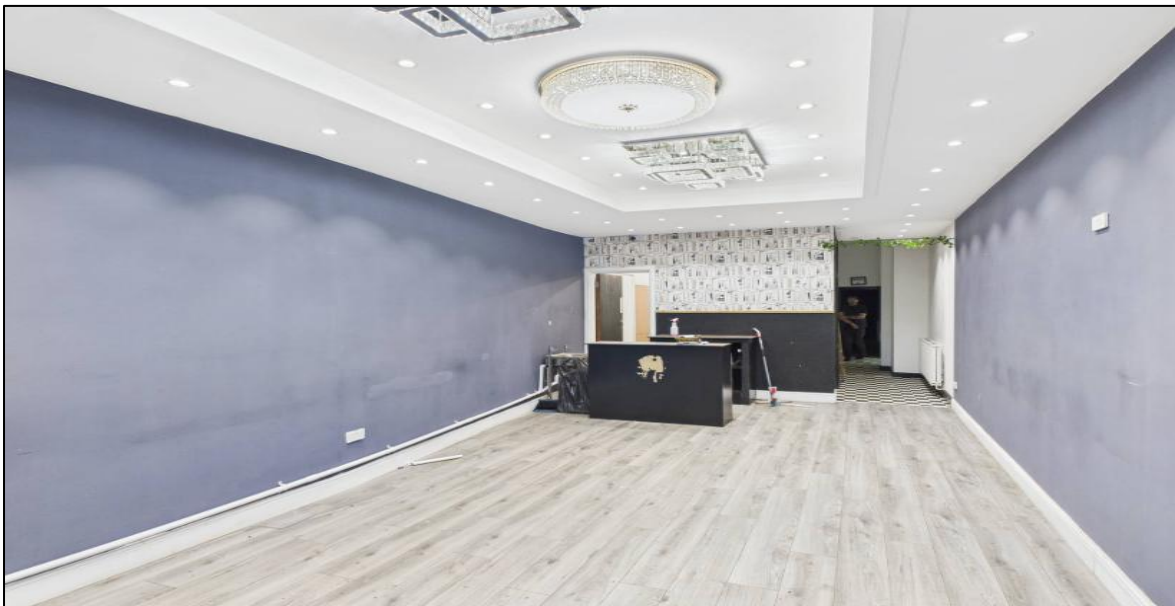


[CLICK HERE FOR LOCATION](#)



# Description

111 GREAT WESTERN ROAD, GLASGOW, G4 9UH



The subjects comprise the ground floor of a larger 4-storey building of stone construction, surmounted by a pitched roof. The property benefits from an attractive glazed frontage onto Great Western Road, benefiting from high levels of passing traffic.

Internally, the premises comprises an open plan sales area located to the front complemented by a staff office and kitchen facility.

Located towards the rear of the premises is a spacious open plan area that benefits from internal roller shutter access. Ancillary accommodation is also positioned to the rear to include a tea preparation area and WC facility.

## ACCOMMODATION

	SQM	SQFT
Accommodation	138.82	1,494
<b>TOTAL</b>	<b>138.82</b>	<b>1,494</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plan

111 GREAT WESTERN ROAD, GLASGOW, G4 9AH



**For Indicative Purposes Only**



## RENTAL

**Our client is seeking rental offers in excess of £15,000 per annum exclusive.**

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## RATEABLE VALUE

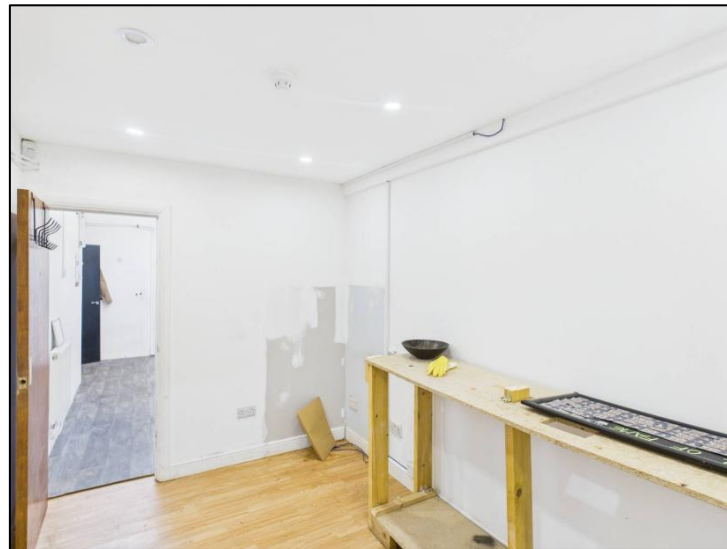
The subjects are currently entered into the Valuation Roll at a rateable value of £15,500. The rate poundage for 2025/2026 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



## Get in Touch

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



**Skye Macdonald**

[skye.macdonald@shepherd.co.uk](mailto:skye.macdonald@shepherd.co.uk)  
M: 07774 667 353



**Fraser McDonald**

[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)  
M: 07551 173 132

### Shepherd Chartered Surveyors

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street,  
Glasgow, G1 2PF

t: 0141 331 2807



### 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.

[shepherd.co.uk](http://shepherd.co.uk)