

TO LET/MAY SELL

**Prominent Class 3 (Sui Generis)
Premises**

NIA:- 124.25 SQM (1,337 SQFT)

**Located Within An Established
Retailing Parade**

**Benefits From High Levels of
Passing And Vehicular Traffic**

**May Be Eligible For 100% Rates
Relief Via The Small Business
Bonus Scheme**

Rent: OIEO: £17,000 per annum

Sale Price: Upon Application



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Boundary Line for Indicative
Purposes Only

1399 MARYHILL ROAD, GLASGOW, G20 9AA

CONTACT:

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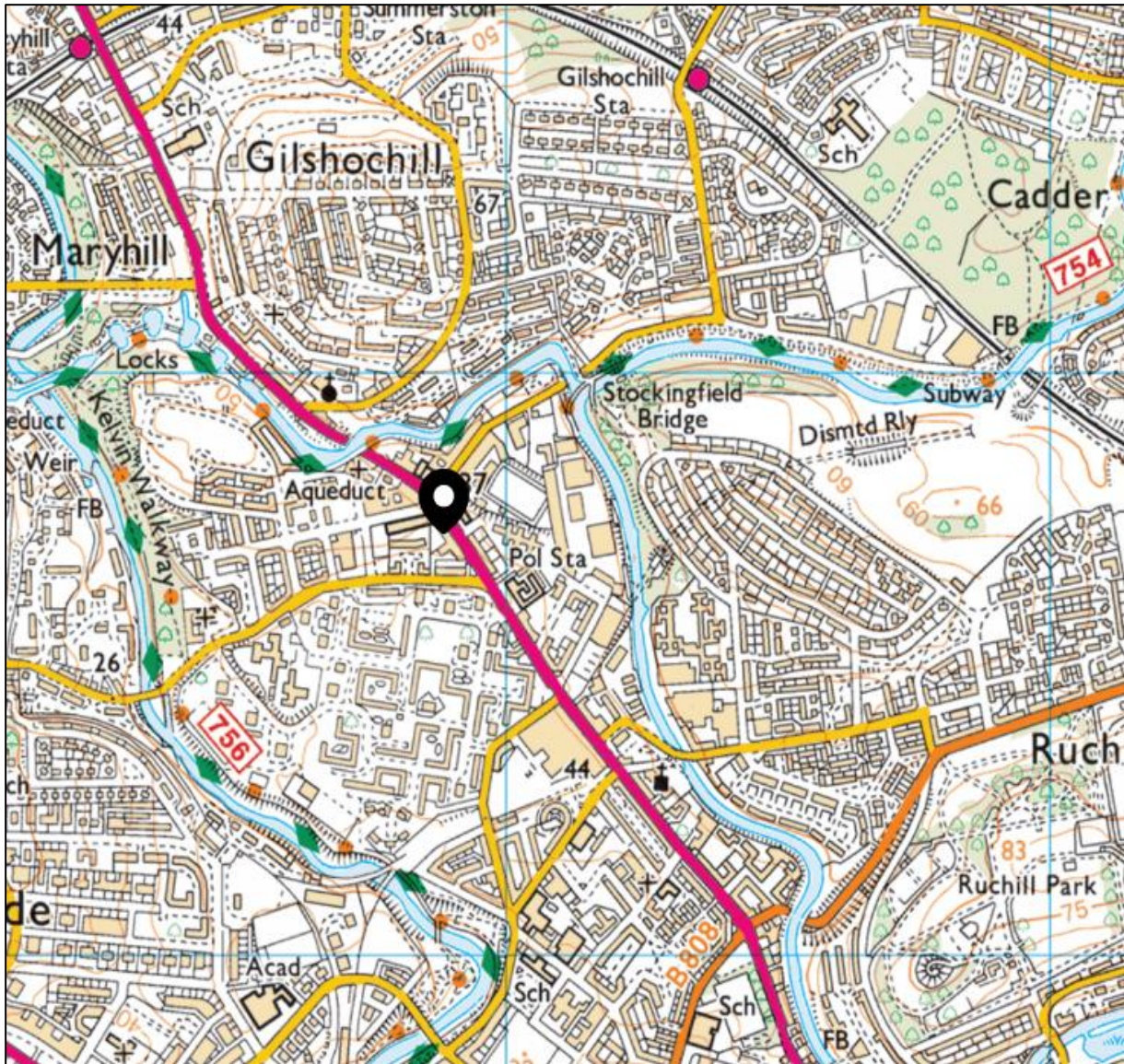
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**SHEPHERD
COMMERCIAL**



Location

1399 MARYHILL ROAD, GLASGOW, G20 9AA



The subjects are located in Glasgow, Scotland's largest city and third largest city in the UK. Glasgow acts as the administrative capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow benefits from excellent transport links, including two major train stations (Glasgow Central and Glasgow Queen Street). This is further enhanced by Glasgow International Airport and a comprehensive motorway network which provides access to all Scotland's major cities as well as the North of England.

More specifically, the subjects occupy a prominent position on Maryhill Road which acts as an arterial route between Glasgow City Centre and the M8 Motorway. The surrounding area consists of an attractive blend of residential and commercial occupiers including One-O-One Convenience Store, Subway and Gairbraid Pharmacy.



[CLICK HERE FOR LOCATION](#)



Description

1399 MARYHILL ROAD, GLASGOW, G20 9AA



The subjects comprise a mid-terraced hot food takeaway spanning across ground and basement level. The property benefits from dedicated pedestrian access via a glazed, aluminium framed door and an attractive glazed frontage, protected by way of an electric roller shutter.

Internally, the subjects consist of an open plan sales space with a tiled floor covering and spotlighting incorporated through-out with a partially fitted kitchen to the rear. This is further complemented by a W/C provision, suitable for customers and staff.

The basement of the premises, accessible via internal stairwell, offers further storage alongside further W/C facilities and access to the rear.



ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	60.24	648
Basement	64.01	689
TOTAL	124.25	1,337

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

1399 MARYHILL ROAD, GLASGOW, G20 9AA



Basement



Ground Floor



RENT

Our client is looking for offers in excess of £17,000 per annum on the basis of fully repairing and insuring lease terms.

SALE PRICE

Upon Application

PLANNING

We understand that the property benefits from Class 3 (Sui Generis) Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant/prospective purchaser to satisfy themselves in this respect.

VAT

Unless other stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £11,100. The rate poundage for 2026/2027 is 48.1p to the pound. As such, any incoming tenant may be eligible for 100% rates relief via the small business bonus scheme.

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 incoming tenant/prospective 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:



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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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