

# TO LET

## Prominent Retail Units

NIA:- From 182 sq ft – 673 sq ft

Located in the Glasgow's West End

Available in whole or in part

High levels of passing traffic

Rent: Upon Application



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**534 – 538 CROW ROAD, GLASGOW, G13 1NU**

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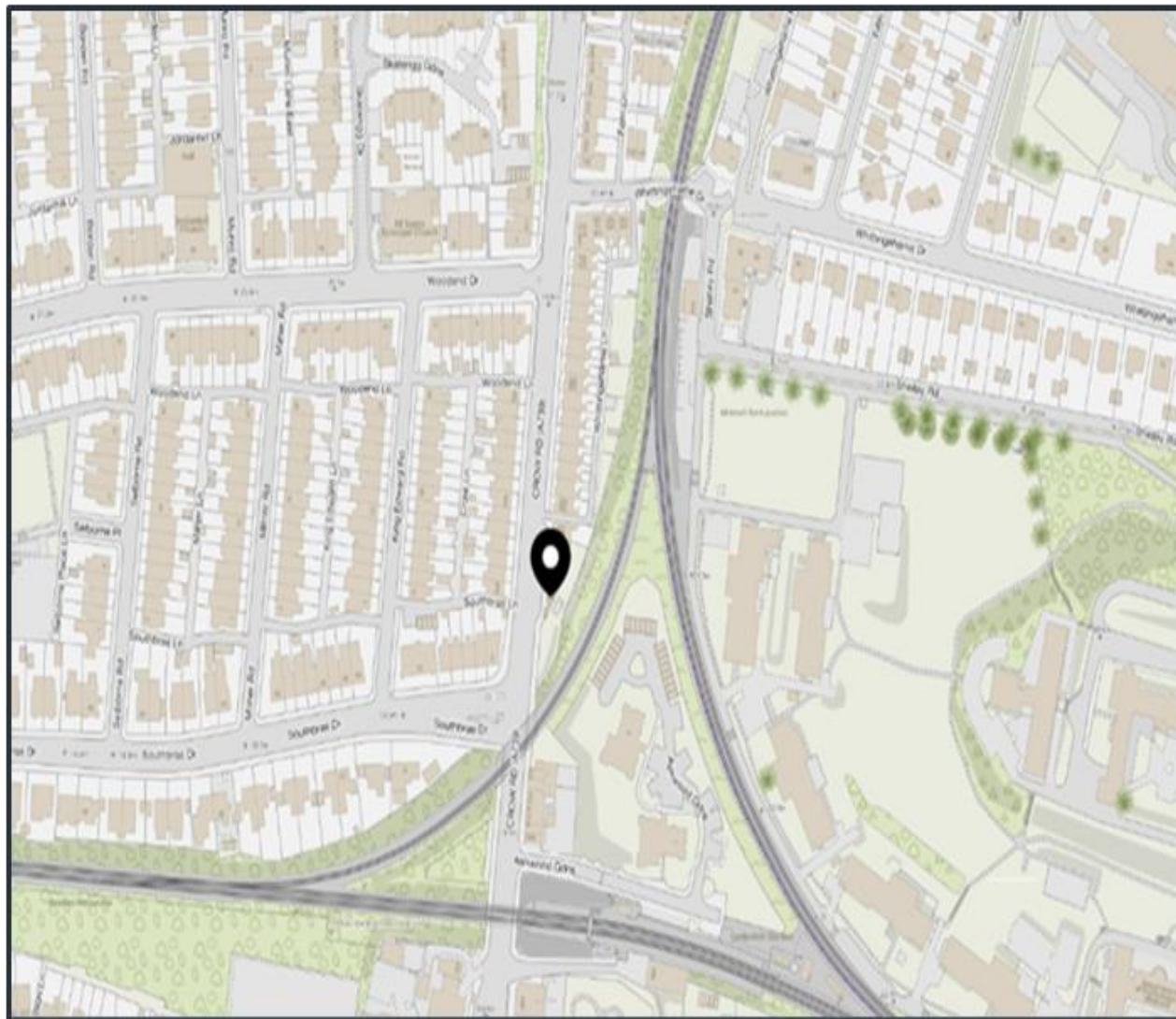






## Location

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The subjects are located in Glasgow, which is Scotland's largest city and the fourth largest in Britain. The M8, M74, M73 and M80 Motorway network put Glasgow at the hub of Scotland's road network providing links to Edinburgh, Ayrshire and the north of England.

The subjects are located on Crow Road, a prominent thoroughfare in the West End of Glasgow, approximately 2 miles west of Glasgow City Centre. Crow Road and the surrounding area is well-served by public transport with several bus routes being in operation as well as Jordanhill and Anniesland Railway Station being located nearby.

The property enjoys a prime position within a popular retail parade. The surrounding area benefits from being in close proximity to notable landmarks, including High School of Glasgow, an Arnold Clark dealership, and the popular restaurant, 'Little SoHo'.



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# Description

534 – 538 CROW ROAD, GLASGOW, G13 1NU



The subjects are made up of three retail units, contained within a single storey retail parade and benefitting from three pedestrian entrances via Crow Road as well as three large double-glazed windows to the front of the property.

Internally, the subjects benefit from three separate sales areas to the front with W/C and storage facilities to the rear of each property. Each property is connected by way of internal interconnecting door. The subjects are available in part or in whole.

## ACCOMMODATION

Accommodation	SQM	SQFT
534 Crow Road	16.92	182
536 Crow Road	19.91	214
538 Crow Road	25.77	277
<b>TOTAL</b>	<b>62.60</b>	<b>1673</b>

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





## PROPOSAL

We are offering the subjects either in part or in whole by way of sub lease

## 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.

## RATEABLE VALUE

Address	Rateable Value
534 Crow Road, Glasgow, G13 1NU	£3,700
536 Crow Road, Glasgow, G13 1NU	£4,300
538 Crow Road, Glasgow, G13 1NU	£5,500

The subjects are currently entered into the Valuation Roll at a rateable value of £13,500. The rate poundage for 2024/2025 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

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

## VAT

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

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming 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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