

TO LET

FOUR NEW MODERN RETAIL UNITS

NIA:- From 74.31 - 149 SQM (800-1,603 SQFT)

Dedicated Customer Car Parking with 4 EV Charging Spaces

Prominent Roadside Location

Planning Has Now Been Granted With Construction Due To Completed April 2026

Rent from £19,000 p.a



CLICK HERE FOR LOCATION!



BARNBETH ROAD, GLASGOW, G53 5YR

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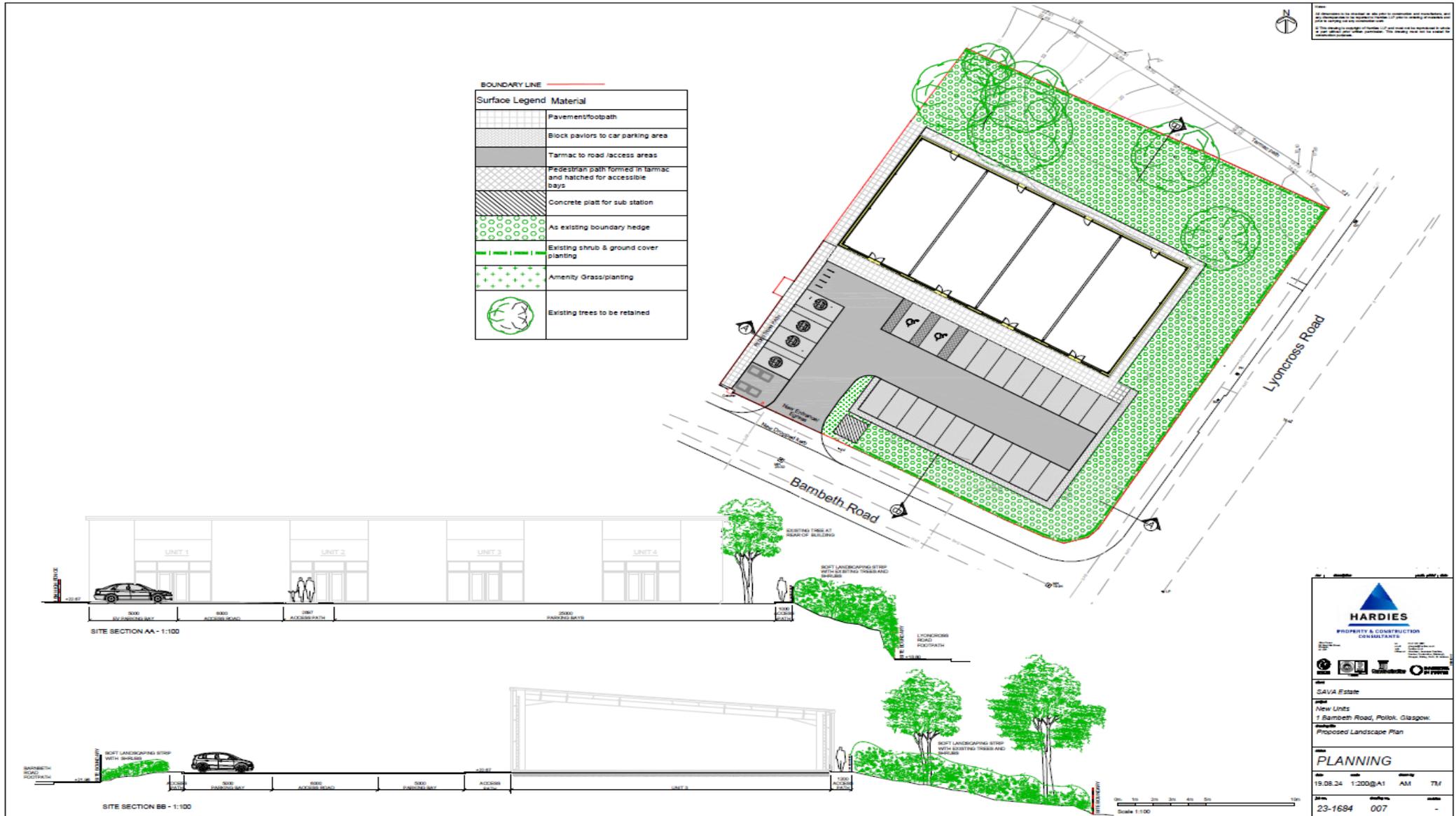




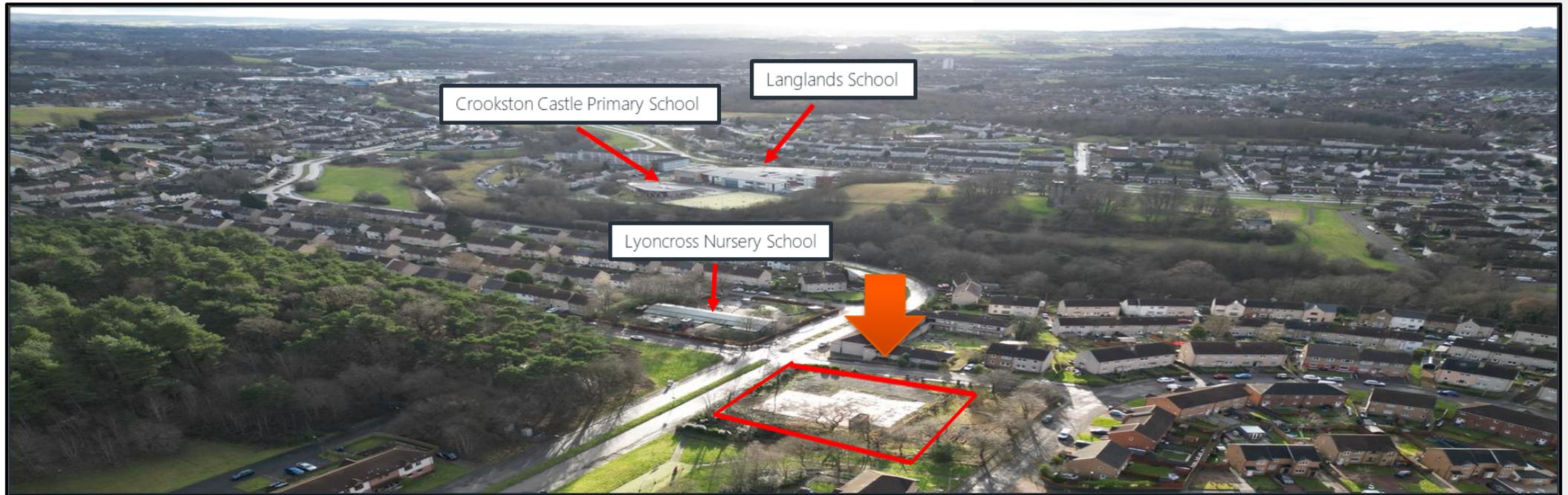
PROPOSED PLANS

BARNBETH 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.

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

The subjects are available from £19,000 per annum on a new lease term of negotiable duration. Further information can be made available upon request.

VAT

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

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 granted 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	RENT (P.A)
UNIT 1	74.31	800	£19,000
UNIT 2	74.31	800	£19,000
UNIT 3	149	1,603	£34,000
UNIT 4	149	1,603	£34,000

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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