

# TO LET

## PRIME WEST END RETAIL UNIT

NIA: 65.65 SQM (706 SQ FT)

Located Within The Heart of  
Glasgow's West End

Easy Road Access to M8 Motorway  
and Clyde Tunnel

May Be Eligible For 100% Rates  
Relief

Rent: OIEO £17,000 per annum



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**75 LAUDERDALE GARDENS, GLASGOW, G12 9QU**

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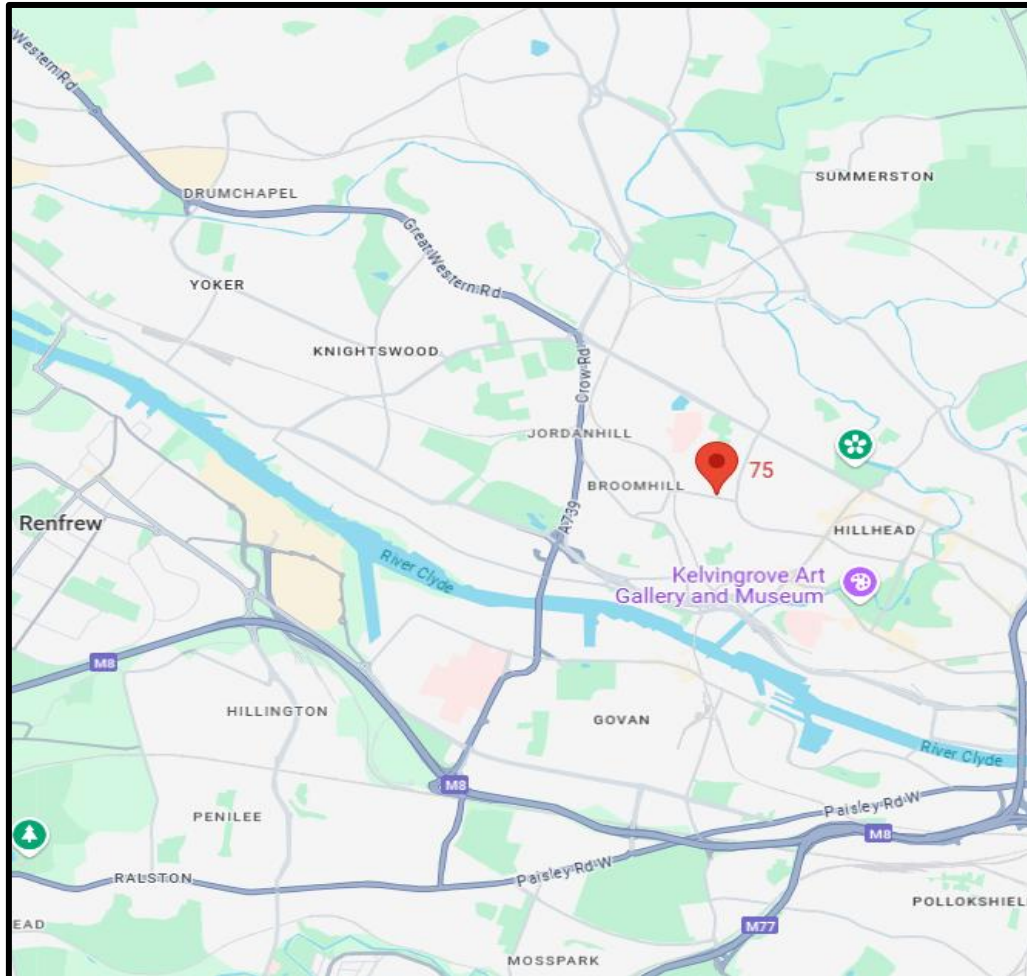






# Location

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The subjects occupy a prominent position upon the eastern side of Lauderdale Gardens within the affluent Hyndland Area of Glasgow approximately 3 miles west of Glasgow City Centre and are situated in close proximity to Glasgow University with a student population of over 35,000.

The area is primarily residential with excellent local amenities close by including cafés, delis, independent shops and restaurants. Hyndland Secondary School is also located in close proximity to the retail parade.

The surrounding area benefits from excellent transport as the parade is situated in close proximity to Clarence Drive, Great Western Road and Hyndland Road which act as main arterial routes in the West End of Glasgow.

Public transport is also readily available with Hyndland Railway Station and Hillhead Subway Station both within walking distance of the subjects. Regular bus routes are also accessible in the nearby vicinity.

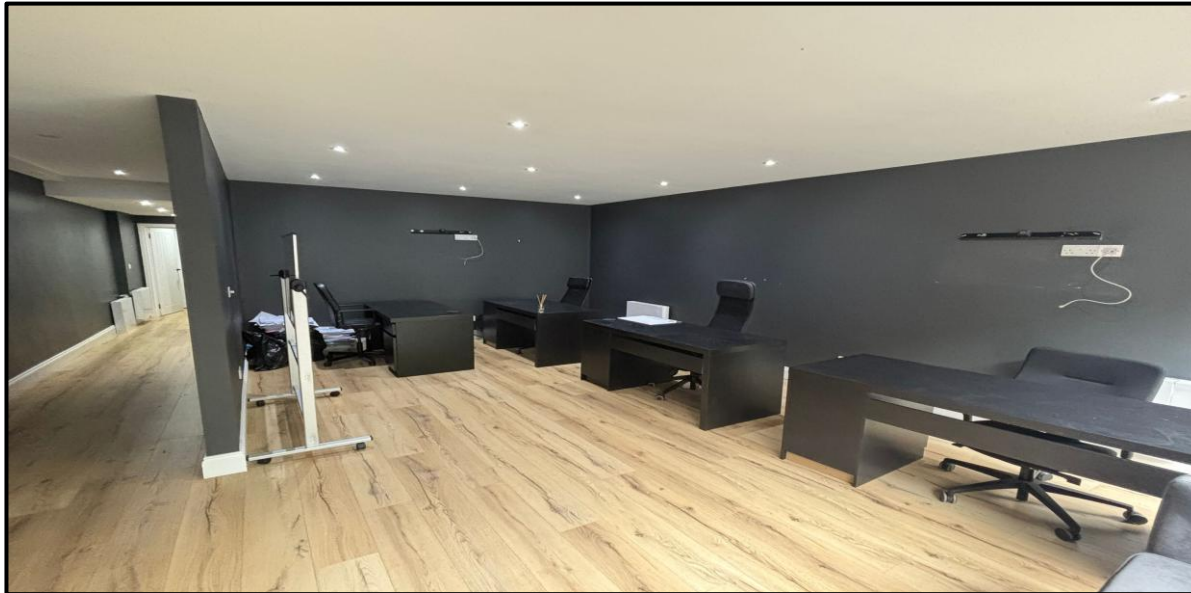


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# Description

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The subjects comprise a ground floor retail unit forming part of a parade of six commercial premises, situated within a substantial three-storey traditional tenement building of mixed-use construction.

Retail accommodation is provided at ground floor level with residential flats occupying the two upper floors.

The unit benefits from a single-storey rear extension, which projects beyond the main building and is not present at first or second floor levels.

## ACCOMMODATION

Accommodation	SQM	SQFT
Accommodation	65.65	706
<b>TOTAL</b>	<b>65.65</b>	<b>706</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).



## RENT

**Our client is seeking rental offers in excess of £17,000 per annum on the basis of a full repairing and insuring 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 incoming tenant to satisfy themselves in this respect.

## LEGAL COSTS

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

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £11,600.

The rate poundage for 2025/2026 is 49.8p 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.

## VAT

Unless stated, all figures quoted are exclusive of VAT

## Get in Touch

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



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**Shepherd Chartered Surveyors**

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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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