

TO LET

Fully Refurbished Retail Premises

NIA:- 96 SQM (1,033 SQFT)

Currently Undergoing a Full Refurbishment Due For Completion in October 2025

Situated on Busy Thoroughfare Within Battlefield

Suitable For A Variety Of Uses (Subject To Planning)

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

No VAT Payable

Rent: OIEO: £30,000 per annum



[CLICK HERE FOR A TOUR](#)



25-27 LANGSIDE PLACE, BATTLEFIELD, G41 3DL

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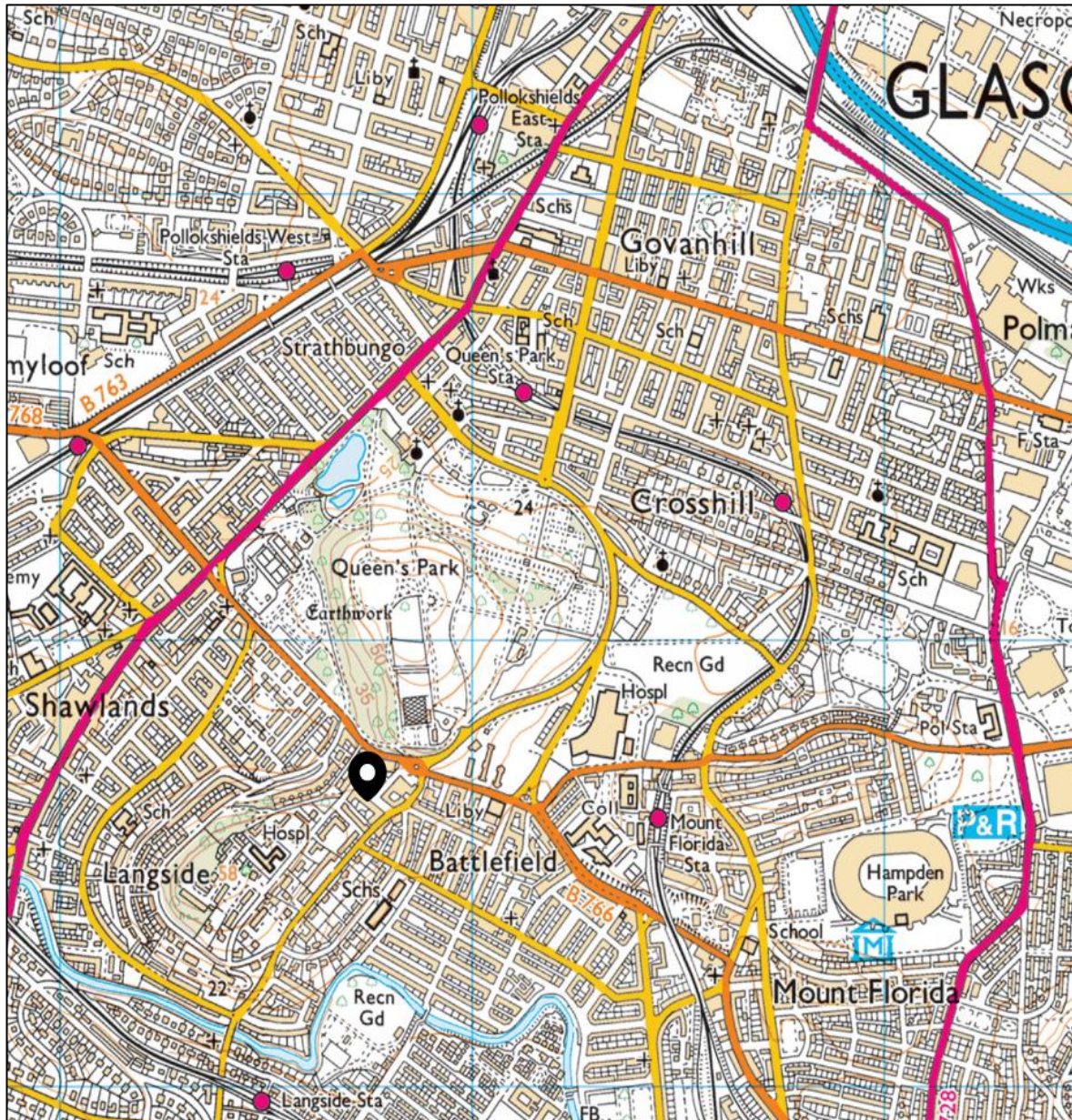
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Location

25-27 LANGSIDE PLACE, BATTLEFIELD, G41 3DL



The subjects are situated in the area of Battlefield which is located in Glasgow's southside. The area is a popular residential and retailing area which is conveniently situated 2 miles to the south of Glasgow City Centre.

Battlefield benefits from strong transport links with Junction A1 of the M74 motorway located nearby, providing access to Glasgow City Centre and Scotland's wider motorway network.

Mount Florida train station is located approximately 0.8 miles from the subject property and offers frequent services into Glasgow Central Station.

Battlefield has recently seen significant investment in the local community with the redevelopment of Old Victoria Hospital with over 400 residential dwellings being erected on the site, bringing an increased level of footfall and consumer demand to Battlefield.

More specifically, the subjects occupy a prominent position on Langside Place which acts as one of the main retailing thoroughfares in Battlefield. The surrounding area benefits from a blend between residential and commercial operators including Church on the Hill Restaurant, The Ivory Hotel and Tesco Express.



[CLICK HERE FOR LOCATION](#)



Description

25-27 LANGSIDE PLACE, BATTLEFIELD, G41 3DL



The subjects comprise of a mid terraced, ground floor retail unit, forming part of a larger 3 storey tenement building with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via Langside Place

Internally, the subjects consist of an open plan sales to the front, suitable for a variety of occupiers. This is complimented by a small kitchen/prep area and W/C facilities to the rear.

The property is currently undergoing an extensive refurbishment scheme to bring the internal fit-out to a high standard, including a new glazed shopfront, electric roller shutters and new electrics throughout.

ACCOMMODATION

	SQM	SQFT
Ground Floor	96	1,033
TOTAL	96	1,033

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 offers in excess of £30,000 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property benefits from Class 1A Planning Consent. 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.

VAT

The subjects haven't been elected for VAT, therefore no VAT shall be charged on the rent.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £11,500. The rate poundage for 2025/2026 is 49.8p to the pound. The subjects may be eligible for 100% rates relief under the Scottish Government's 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 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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