

# FOR SALE

## SEMI DETACHED OFFICE PREMISES

NIA: 211.17 SQM (2,273 SQFT)

Modern Office Premises

Situated On Main Vehicular  
Thoroughfare Between Rutherglen  
and Glasgow

Located Within Close Proximity To  
Rutherglen's Main Street

Suitable For A Variety Of Uses  
(Subject To Planning)

Private Car Parking Provisions  
Provided

Sale Price: OIEO: £125,000



[CLICK HERE FOR LOCATION!](#)



**47-51 GLASGOW ROAD, RUTHERGLEN, G73 1LJ**

CONTACT:

Calvin Molinari BSc (Hons) MRICS  
Fraser McDonald Bsc (Hons)

[c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)  
[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

| 0141 331 2807 - 07920 824 408  
| 0141 331 2807 - 07551 173 132

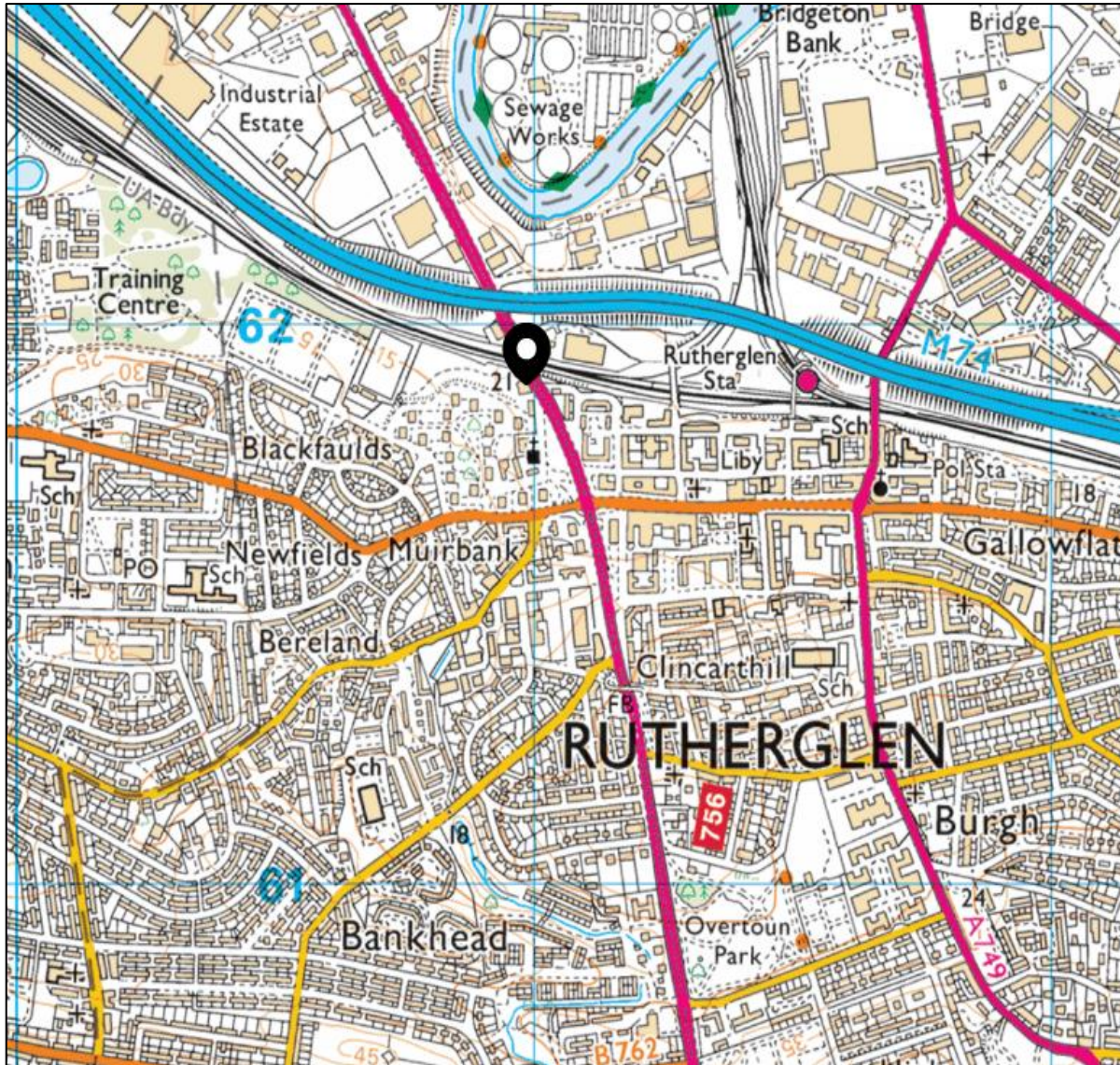






# Location

47-51 GLASGOW ROAD, RUTHERGLEN, G73 1LJ



The subjects are located in Rutherglen, approximately 3.4 miles east of Glasgow City Centre within the South Lanarkshire Council District.

Rutherglen benefits from strong transport links, with the M74 motorway located nearby, providing access to Glasgow City Centre and the surrounding area. Rutherglen Train Station, situated approximately 0.3 miles from the subject property, provides frequent services into Glasgow Central Station.

More specifically, the subjects occupy a prominent position on Glasgow Road which serves as Rutherglen's main arterial thoroughfare to Glasgow City Centre. Rutherglen's Main Street, located nearby, is scheduled to undergo a redevelopment, including the conversion of the iconic bingo hall into a large restaurant space. This forms part of a wider £500 million regeneration plan for Rutherglen and Glasgow's southside proposed by Clyde Gateway. The surrounding area consists of a mix between residential and commercial operators including Wetherspoon, Rutherglen Library and Iceland Supermarket.



[\*\*CLICK HERE FOR LOCATION\*\*](#)





# Description

47-51 GLASGOW ROAD, RUTHERGLEN, G73 1LJ



The subjects comprise an office building spanning across ground floor and basement level. The property benefits from dedicated pedestrian and vehicular access via Glasgow Road.

Internally, the subjects consists of open plan office space which is complimented by a small reception area to the front as well as multiple cellular offices. The subjects are configured to a reasonable standard with carpet floor coverings and a suspended tiled ceiling with a mixture of spotlighting and LED tiled lighting. A small kitchen prep area and two dedicated W/C provisions are located to the rear.

A small basement provision, accessible via an internal stairwell, provides further storage space.

The property also benefits from dedicated parking provisions located to the rear of the premises.

## ACCOMMODATION

Accommodation	SQ M	SQ FT
Ground Floor	202.77	2,183
Basement	8.40	90
<b>TOTAL</b>	<b>211.17</b>	<b>2,273</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).







# Title Overview

47-51 GLASGOW ROAD, RUTHERGLEN, G73 1LJ







## SALE PRICE

We are seeking offers in excess of £125,000 for their heritable interest in the subject property.

## 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

The subjects are currently entered into the Valuation Roll at a rateable value of £13,500. The rate poundage for 2025/2026 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

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

## VAT

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

## 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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLISHED: October 2025

## Get in Touch

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



**Calvin Molinari**

[c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)  
M: 07920 824408



**Fraser McDonald**

[Fraser.mcdonald@shepherd.co.uk](mailto:Fraser.mcdonald@shepherd.co.uk)  
M: 07516 513767

**Shepherd Chartered Surveyors**

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street,  
Glasgow, G1 2PF

t: 0141 331 2807



## 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.

[shepherd.co.uk](http://shepherd.co.uk)

