

# TO LET

## Retail Premises

NIA:- 39.20 SQM (422 SQFT)

Modern Retail Premise

Located Within A Well Established  
Retailing Parade

Suitable For A Variety Of Uses  
(Subject To Planning)

Prominent Glazed Frontage

High Levels of Passing Footfall

Rent: Upon Application



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Boundary line for indicative  
purposes only

## 1583 GREAT WESTERN ROAD, GLASGOW, G13 1LS

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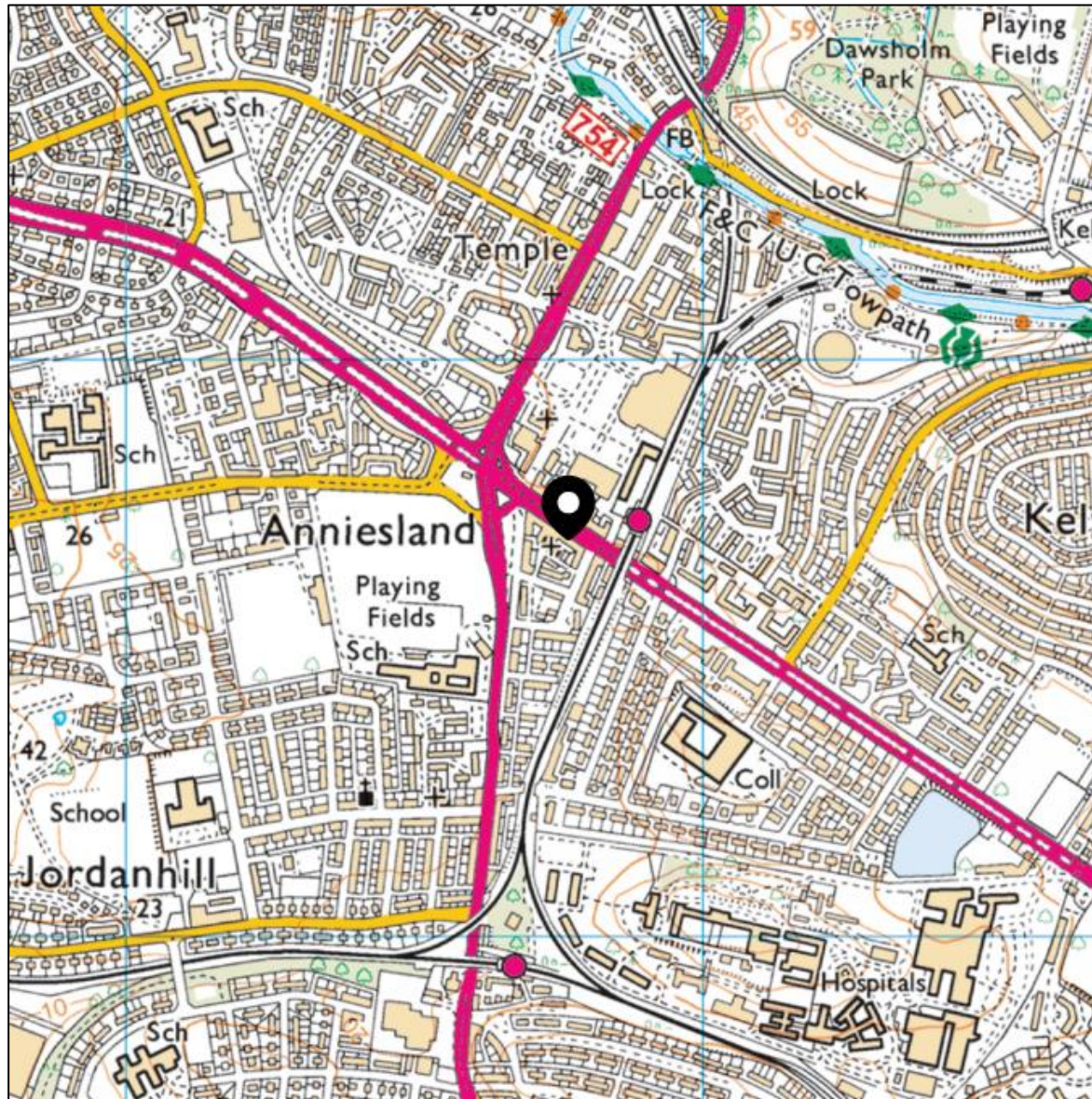






## Location

1583 GREAT WESTERN ROAD, GLASGOW, G13 1LS



The subjects are situated on Great Western Road in Glasgow's West End. The area is a popular residential and retailing area which is conveniently situated north-west of Glasgow City Centre

Great Western Road benefits from strong transport links with Crow Road located 0.3 miles from the subjects, providing access to the M8 Motorway and Scotland's wider motorway network. Anniesland Train Station is located 0.1 miles from the subject property and offers frequent services to Glasgow Central Station.

More specifically, the subjects occupy a prominent position on the western side of Great Western Road which acts as one of the vehicular and pedestrian thoroughfares between Glasgow City Centre and the West End of Glasgow. The surrounding area benefits from a blend between residential and commercial occupiers including Subway, Greggs and VPZ



[CLICK HERE FOR LOCATION](#)





# Description

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The subjects comprise a mid terraced ground floor retail unit forming part of a larger four storey tenement with residential dwellings on the upper floors. The property benefits from direct pedestrian access via Great Western Road as well as an attractive glazed frontage.

Internally, the subjects are currently presented to a high standard, consistent with the previous use as a hair salon. The front of the property features an open plan sales area with a tiled floor covering and spotlighting incorporated throughout. The premises also benefits from a kitchen/prep area and W/C facilities located to the rear.

The property also benefits from a high level of on-street parking, suitable for staff and customers.

## ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	39.20	422
<b>TOTAL</b>	<b>39.20</b>	<b>422</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).



# Floor Plan

1583 GREAT WESTERN ROAD, GLASGOW, G13 1LS



Floor Plans are for indicative purposes only



## 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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## RENT

### Upon Application

## 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

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

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £8,500. 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.

## 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.