

# TO LET

**Commercial Premises**

**GIA:- 249.02 SQM (2,681 SQFT)**

**Standalone Unit Within Self-Contained Site**

**Secure Off Street Parking Accommodation**

**Suitable For A Variety Of Uses (Subject To Planning)**

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

**Rent: OIEO: £28,000 per annum**



[CLICK HERE FOR A VIRTUAL TOUR!](#)



**34 ETIVE STREET, GLASGOW, G32 7LX**

**CONTACT:**

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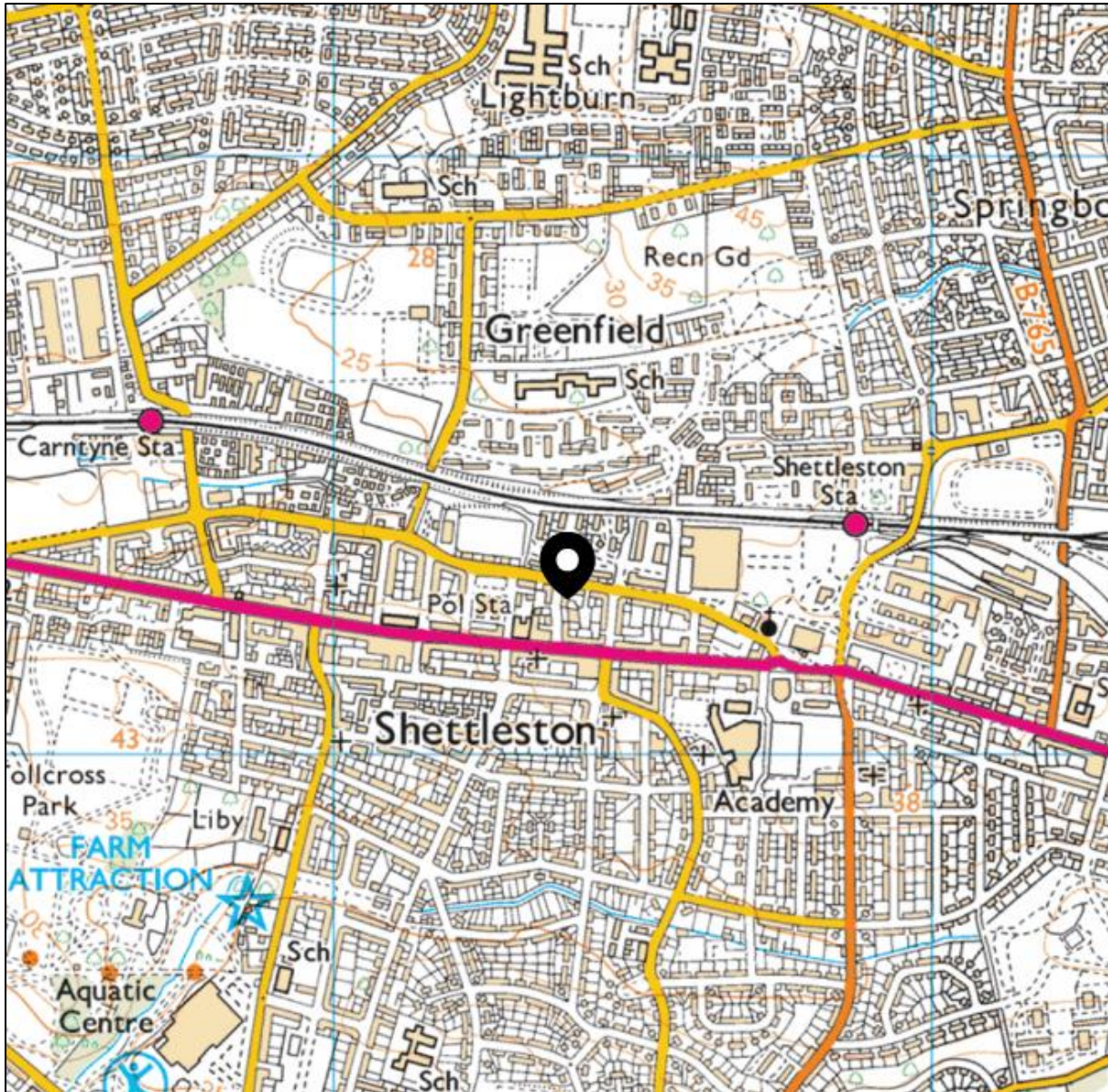
| 0141 331 2807 – 07920 824 408  
| 0141 331 2807 – 07702 677 250





# Location

34 ETIVE STREET, GLASGOW, G32 7LX



The subjects are located in the Shettleston area in Glasgow's East End. Shettleston is a popular residential and retailing area which is conveniently situated 3.5 miles to the East of Glasgow City Centre.

The subjects benefit from strong transport links, with the M74 and M8 motorways nearby, leading to Edinburgh and Scotland's wider motorway network. Shettleston Train Station is located approximately 0.5 miles from the subject property and offers frequent services into Glasgow Central Station, Edinburgh Waverley and the West Coast.

More specifically, the subjects occupy a prominent position on Etive Street, just off Shettleston Road which acts as one of the main retailing thoroughfares in Glasgow's East End. The surrounding area benefits from a blend between residential and commercial operators including Aldi, Tesco Extra and Boots Pharmacy.



[CLICK HERE FOR LOCATION](#)



# Description

34 ETIVE STREET, GLASGOW, G32 7LX



The subjects comprise of a standalone, single storey, former Salvation Army Centre, of solid brick construction.

Access to the site is gained by a vehicular gate or alternatively pedestrian gate off Etive Street. A driveway leads to a standalone garage whilst a pedestrian path leads to the main building.

Internally, the subjects consist of accessible W/C provisions, as well as two large office/storage spaces. A commercial kitchen can be found to the left and services the large, open-plan space to the rear of the property. The large hall to the rear benefits from a sliding partition wall running through the center as well as high levels of natural light from skylights in the ceiling.

The property would also be suitable for a variety of different uses such as a Gym, Office or Café, subject to planning.



## ACCOMMODATION

|                     | SQM           | SQFT         |
|---------------------|---------------|--------------|
| <b>Ground Floor</b> | 249.02        | 2,681        |
| <b>TOTAL</b>        | <b>249.02</b> | <b>2,681</b> |

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plan

34 ETIVE STREET, GLASGOW, G32 7LX



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

Our client is seeking offers in excess of £28,000 per annum on the basis of fully repairing and insuring lease terms.

## PLANNING

We understand that the property benefits from Class 10 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

All figures quoted are exclusive of VAT at the prevailing rate.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £7,700. The rate poundage for 2026/27 is 48.1p 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.