

TO LET

Prominent Retail Premises

NIA:- 46.08 SQM (496 SQFT)

Modern Retail Premises

Secure Roller Shutters

Situated Within An Established
Retail Parade

High Levels Of Passing Vehicular
and Pedestrian Traffic

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

Rent: OIEO: £11,000 per annum



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Boundary Lines For Indicative
Purposes Only!

1119 AIKENHEAD ROAD, GLASGOW, G44 5SL

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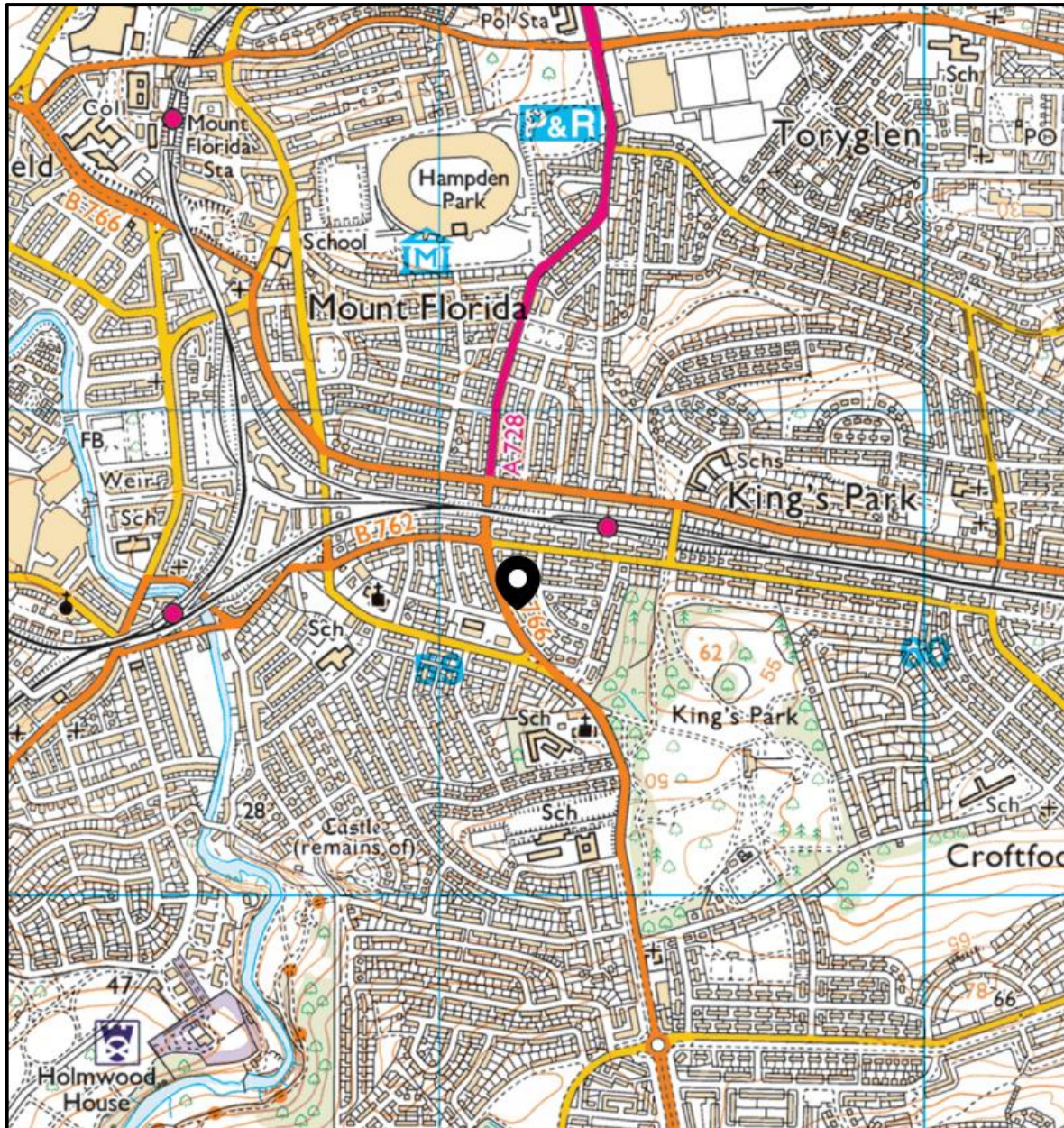
| 0141 331 2807 – 07920 824 408





Location

1119 AIKENHEAD ROAD, GLASGOW, G44 5SL



The subjects are situated in King's Park, which is located in Glasgow's southside. The area is a popular residential and retailing area which is conveniently situated 3.4 miles to the south of Glasgow City Centre.

King's Park benefits from strong transport links with Junction A1 of the M74 motorway located approximately 1.5 miles away, providing access to Glasgow City Centre and Scotland's wider motorway network. King's Park Train Station is located a short walk from the subject property and offers frequent services into Glasgow Central Station

More specifically, the subjects occupy a prominent position on Aikenhead Road, which acts as one of the main vehicular and pedestrian thoroughfares within Glasgow's Southside. The surrounding area benefits from a blend between residential and commercial operators including Scotmid, The Royal Air Force training centre and Co-Op Funeral Care.

The subject property also benefits from close proximity to Hampden Park. Scotland's National Football Stadium attracts over 1 million visitors to the area annually for sporting and concert events.

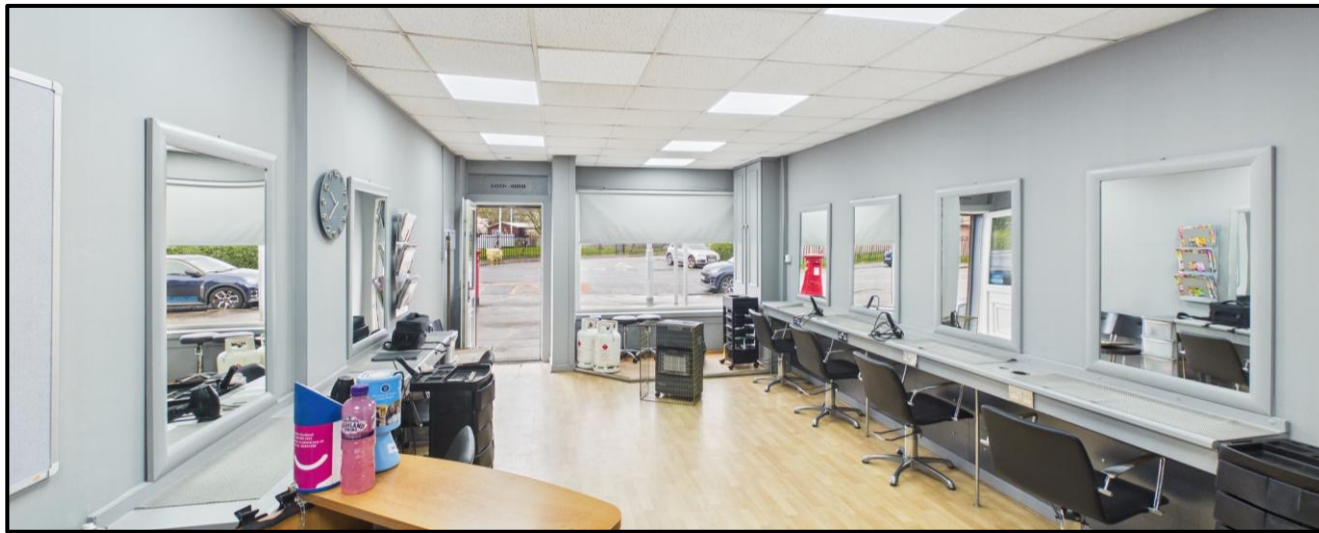


[CLICK HERE FOR LOCATION](#)



Description

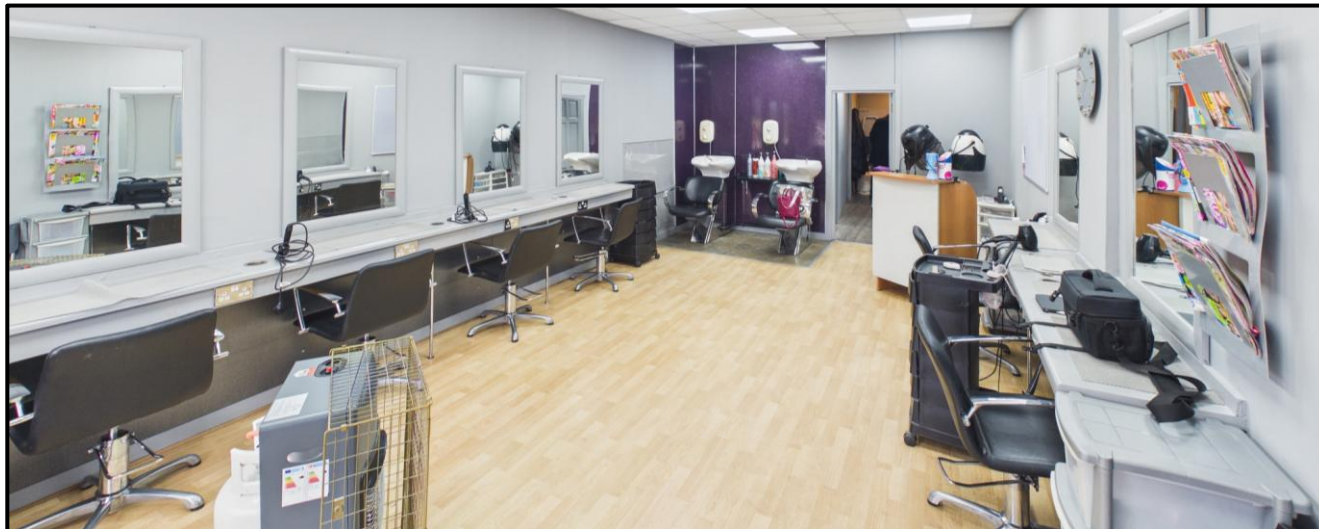
1119 AIKENHEAD ROAD, GLASGOW, G44 5SL



The subjects comprise of a mid terraced, ground floor retail unit, forming part of a larger commercial parade. The property benefits dedicated pedestrian access via Aikenhead Road.

Internally, the subjects consists of an open plan sales area to the front, benefitting from the existing occupier's high-quality fit-out as a hair & beauty salon, with vinyl floor coverings, painted walls and a suspended tiled ceiling with LED panels throughout.

This is further complimented by a large cellular staff room, as well as a small kitchen/prep area and W/C facilities to the rear.



ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	46.08	496
TOTAL	46.08	496

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

1119 AIKENHEAD ROAD, GLASGOW, G44 5SL



**Floor Plans Are For Indicative
Purposes Only**



RENT

Our client is seeking offers in excess of £11,000 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

Unless stated, all figures are quoted exclusive of VAT at the prevailing rates.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £7,500. 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.

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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