

TO LET
RETAIL PREMISES



1099 Maryhill Road,
Glasgow, G20 9AY

- Popular suburban location
- On street parking available
- New FRI Lease available
- Extends to approximately 47.31 sq.m. (509 sq.ft.)
- Rental offers in excess of £10,000 per annum

LOCATION

The subjects are located in Maryhill, approximately 2 miles north west of Glasgow City Centre. The unit is located on the south side of Maryhill Road near to its junction with Shakespeare Street. This area of the city has excellent transport links to the city centre, with direct road access and numerous bus routes.



DESCRIPTION

The subjects comprise a retail unit arranged over the ground floor and which forms part of a larger four storey tenement building of red sandstone construction.

Internally the property offers a retail space to the front with WC to the rear and a separate storage area. The unit benefits from roller shutters.

Nearby occupiers include a mix of local traders however within a short distance are McDonalds and Tesco.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal areas:

47.31 sq.m. (509 sq.ft.)

RENT

The premises are offered on a new lease at rental offers in excess of £10,000 per annum.

Please note that our clients will be seeking a rental deposit as part of any transaction. Full details are available from the letting agents.

RATING

The subjects are entered in the Valuation Roll with a Rateable Value of £6,100.

At this level of rating assessment it is likely that an ingoing occupier will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.



VAT

Unless otherwise stated, all prices, premiums and rents are quoted as exclusive of VAT at the prevailing rate.

EPC

An EPC has been prepared for the property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the tenant will be liable for LBTT.

To arrange a viewing please contact:



LOUISE GARTLAND
Commercial Property Agent
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07917 684 033



EMMA SMITH
Commercial Property Agent
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.