

TO LET
CAFE / RETAIL PREMISES



869 Govan Road, Glasgow, G51 3DL

- Café unit
- Potential for retail/office use
- Unit extends to approximately 34.05 sq. m. (367 sq. ft.)
- Prominent location

LOCATION

The property is situated on the south side of Govan Road, close to its junction with Shaw Street, in the heart of Govan. The unit is located less than 5 minutes walk from Govan Cross Shopping Centre, and the major transport hub of Govan Subway and bus terminus, which provide regular and fast access to the rest of the city.

The newly constructed Govan Footbridge is nearby, offering direct pedestrian access to the north of the city, at Finnieston.

DESCRIPTION

The subjects comprise a mid terrace ground floor retail unit within a larger four storey tenement. Externally the unit benefits from a modern aluminium shopfront with electric roller shutter.

Internally the unit is laid out in line with its current use as a café, with sales area to the front and kitchen area to the rear along with storage and staff facilities.

ACCOMMODATION

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

Ground Floor: 34.05sqm (367sqft)

RENT

The premises are offered on a new lease at rental offers in excess of £7,500 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 ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £4,500.

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

VAT

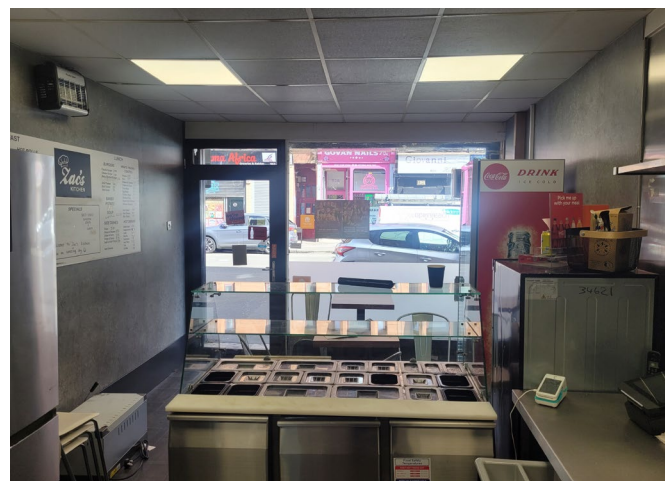
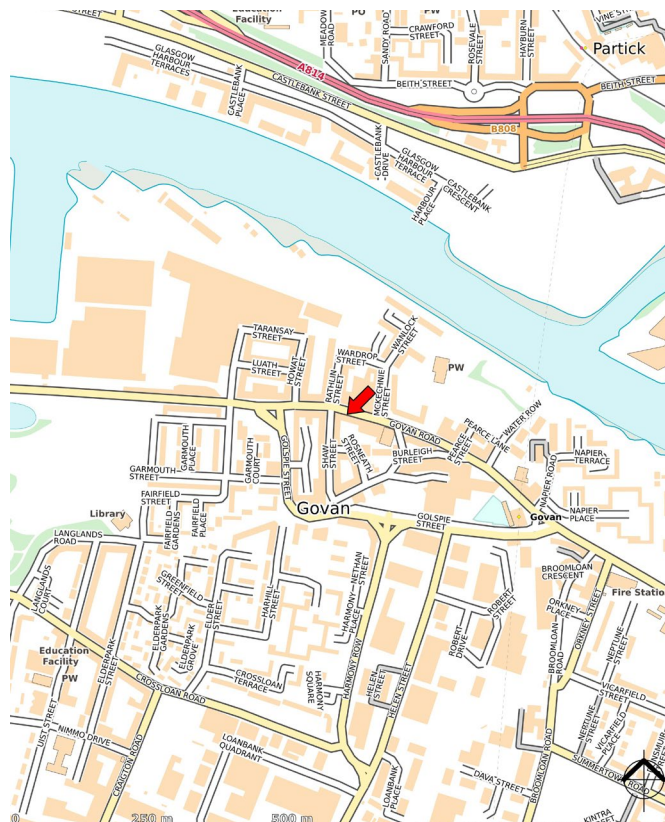
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this 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:



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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: July 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.