

# TO LET

## Prominent Retail Premises

NIA:- 78.12 SQM (840 SQFT)

Suitable For A Variety Of Uses  
(Subject To Planning)

Situated on Busy Thoroughfare  
Within Shawlands

Extensive Glazed return Frontage

Rent: OIEO: £24,000 per annum



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Outlines are for  
indicative purposes only

**145 KILMARNOCK ROAD, SHAWLANDS, GLASGOW, G41 3JA**

CONTACT:

Calvin Molinari BSc (Hons) MRICS  
Fraser McDonald BSc (Hons)

[c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)  
[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

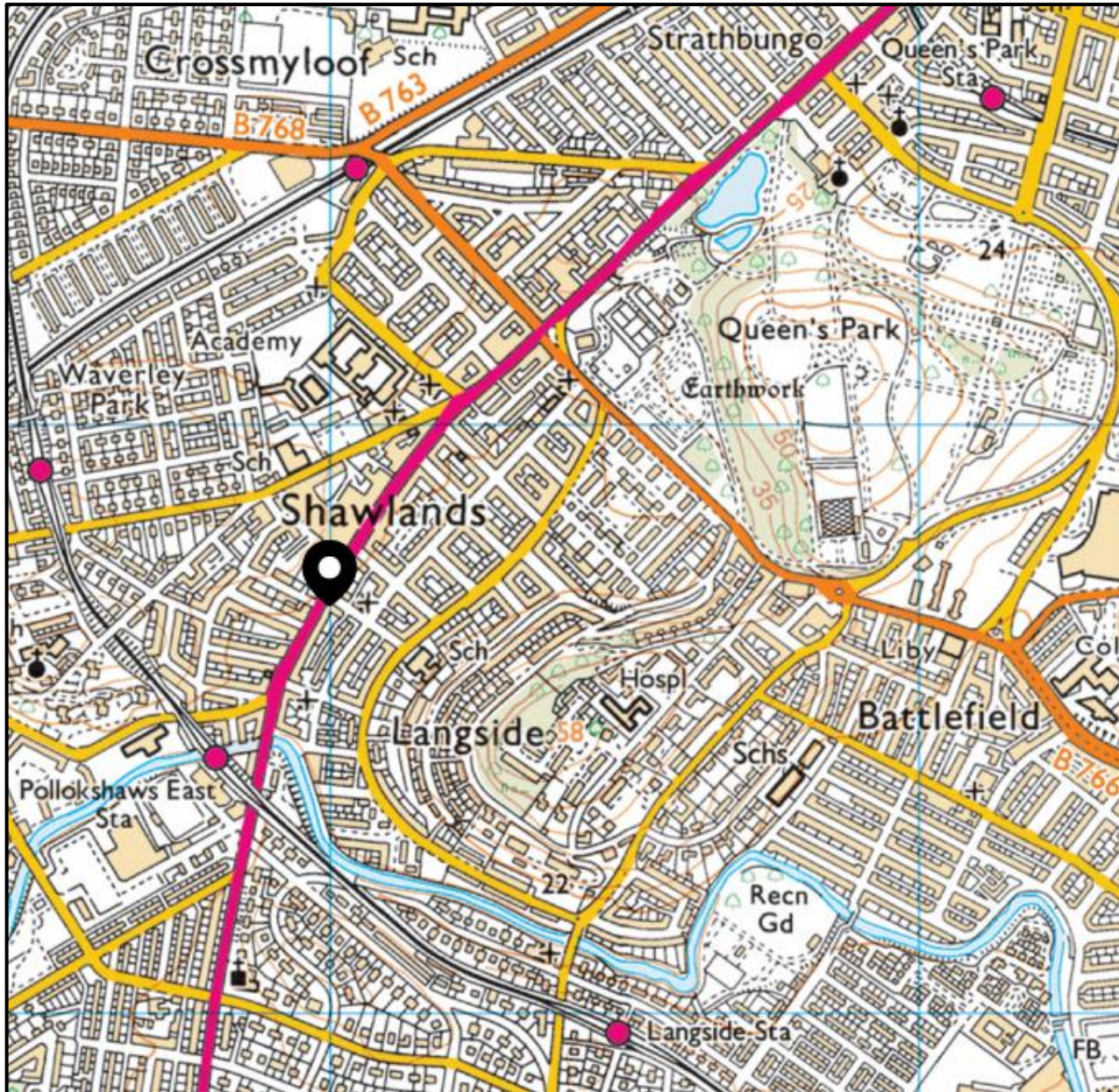
| 0141 331 2807 – 07920 824 408  
| 0141 331 2807 – 07551 173 132





# Location

145 KILMARNOCK ROAD, SHAWLANDS, GLASGOW, G41 3JA



The subjects are situated in the area of Shawlands which is located in Glasgow's southside. The area is a popular residential and retailing area which is conveniently situated 2 miles to the south of Glasgow City Centre.

Shawlands benefits from strong transport links with Kilmarnock Road leading directly towards Glasgow City Centre. Pollokshaws East train station is located 0.3 miles from the subject property and offers frequent services into Glasgow Central Station.

The subjects are located opposite the proposed £150 million regeneration development of Shawlands Arcade. Glasgow City Council have now approved plans to bring 330 new apartments as well as ground floor retail and leisure venues to the Arcade, with a final construction timeline now in the works.

More specifically, the subjects occupy a prominent position on Kilmarnock Road which acts as the primary vehicular and pedestrian route in Glasgow's Southside. The surrounding area benefits from a blend between residential and commercial operators including Boot's, Sainsbury's Local and Nationwide.

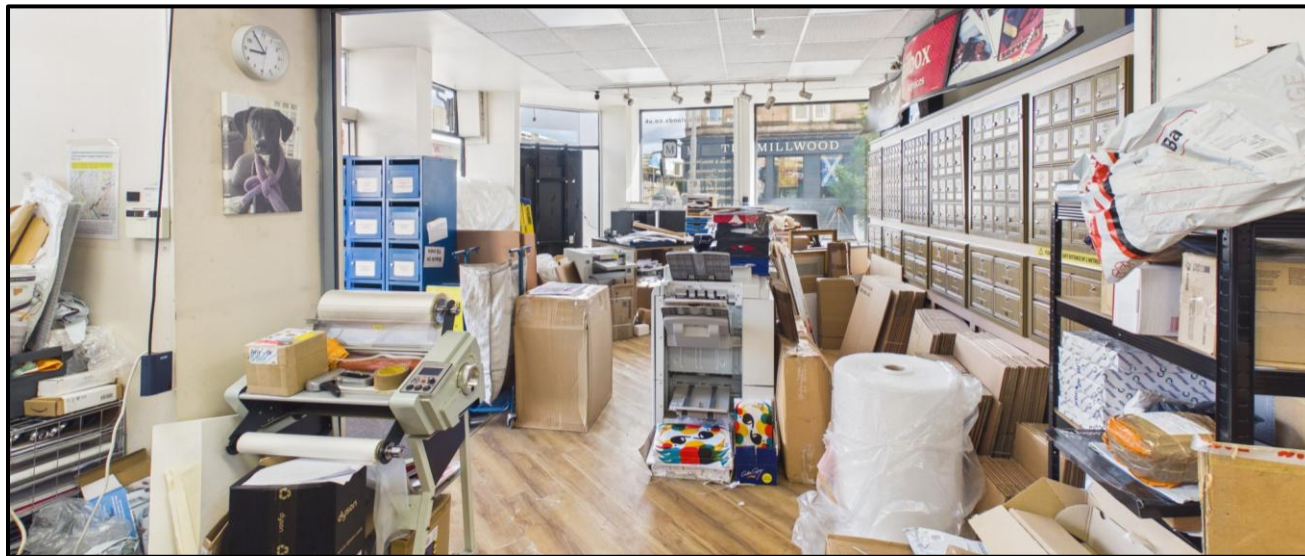


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# Description

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The subjects comprise of a corner pitch, ground floor retail unit, forming part of a larger 4 storey tenement building with residential dwellings on the upper floors. The property benefits dedicated pedestrian access via Kilmarnock Road as well as prominent glazed return frontage onto both Kilmarnock Road and Walton Street.

Internally, the subjects consist of an open plan sales area to the front, suitable for a variety of occupiers. Ample storage space and W/C facilities are also available to the rear. The property benefits from a high quality existing fit-out with vinyl floor coverings, plastered walls and a mixture of suspended tiled and plastered ceilings, benefitting from both LED spotlights and panels throughout.

## ACCOMMODATION

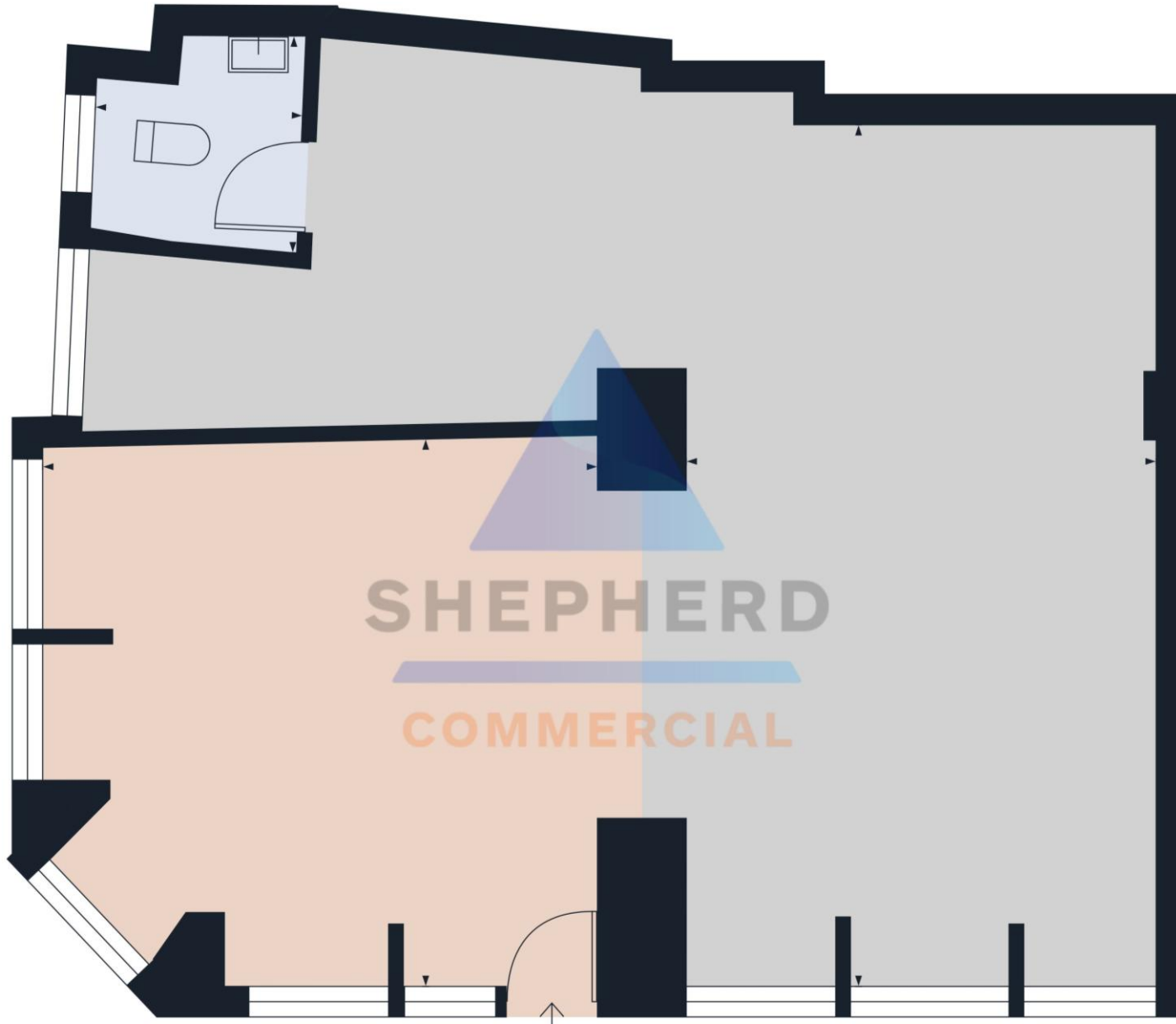
	SQM	SQFT
Ground Floor	78.12	840
<b>TOTAL</b>	<b>78.12</b>	<b>840</b>

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

145 KILMARNOCK ROAD, SHAWLANDS, GLASGOW, G41 3JA



Floor plans are for  
indicative purposes only



## RENT

Our client is seeking offers in excess of £24,000 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

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 £23,250. The rate poundage for 2025/2026 is 49.8p to the pound.

## 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:



**Calvin Molinari**

[c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)  
M: 07920 824408



**Fraser McDonald**

[Fraser.mcdonald@shepherd.co.uk](mailto:Fraser.mcdonald@shepherd.co.uk)  
M: 07551 173132

### Shepherd Chartered Surveyors

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street,  
Glasgow, G1 2PF

t: 0141 331 2807



### 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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