

FOR SALE
RETAIL/OFFICE PREMISES

**GRAHAM
SIBBALD**

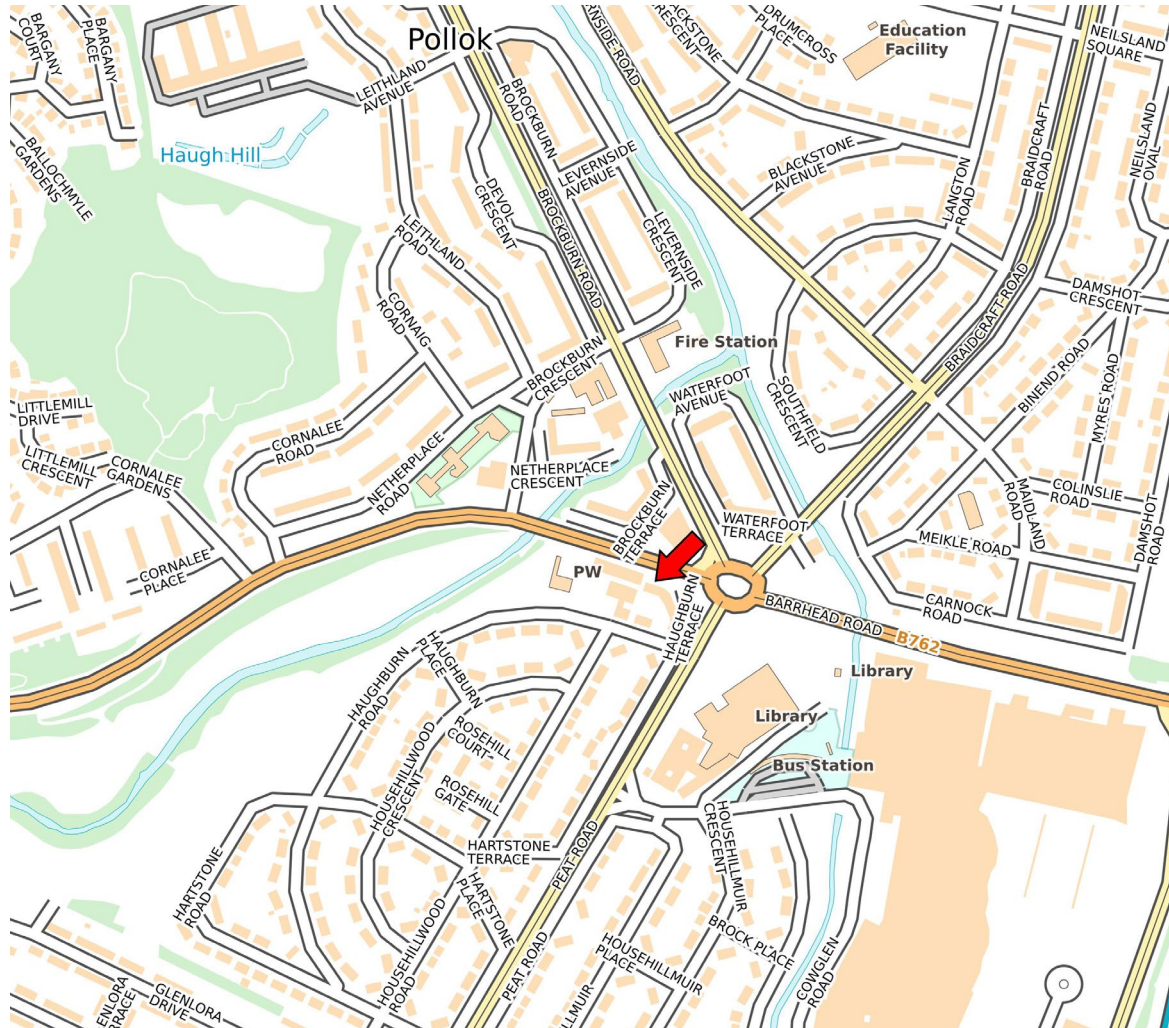


**11 Haughburn Terrace,
Glasgow, G53 6AA**

- Unique retail/office unit within the Pollok area of Glasgow
- Situated close to Silverburn Shopping Centre
- Unit extends to approximately 41.68 sq.m. (449 sq. ft.)
- Suitable for a variety of uses

LOCATION

The subjects are located on the south side of Haughburn Terrace in the Pollok area of Glasgow, approximately six miles south of Glasgow city centre. The unit is bounded by Peat Road and Haughburn Road in a predominantly residential area. The north and southbound carriageways of the M77 motorway can be accessed via Barrhead Road and public transport links are available nearby. Silverburn Shopping Centre is located adjacent to the property.



DESCRIPTION

The subjects comprise a single storey red sandstone building under a pitched and hipped roof clad in slate which adjoins a residential block of flats. Internally, the property benefits from concrete flooring, suspended ceiling, fluorescent strip lighting, tea prep area and WC facilities. The unit can be accessed via the front entrance where a ramp provides disabled access. Furthermore, the unit is secured by way of steel manual roller shutters. Interested parties should consult with the Local Planning Authority in respect of any proposed use.

ACCOMMODATION

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

Ground Floor: 41.68 sq. m. (449 sq. ft.)

PRICE

Purchase offers are invited for the premises. Please note that a Closing Date is likely to be set and as such we would recommend that interested parties register their interest in the premises with the agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £3,800.

The current rate poundage is £0.481.

At this level of Rating Assessment it is likely that an ingoing occupier will benefit from 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.



To arrange a viewing please contact:



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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, however for the avoidance of doubt the purchaser will be liable for LBTT.

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: June 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.