



135a Spey Road, Bearsden, Glasgow G61 1LF

Rarely Available Retail Unit

- Located Within Densely Populated Area
- Ground Floor Retail With Dual Display Windows
- Well Presented & V.A.T. Free
- Immediately Available: Class 1 Use
- 1,055sq ft
- Rent: £17,500p.a.

LOCATION

The property is situated on the west side of Spey Road, close to its junction with Canniesburn Road in the suburb of Bearsden, Glasgow. Bearsden is a prosperous suburban town located in East Dunbartonshire, approximately six miles (10 km) northwest of Glasgow city centre. Positioned on the northern fringe of the Greater Glasgow conurbation, it lies between the urban area and the open countryside of the Kilpatrick Hills. With a population of around 28,500, Bearsden serves primarily as an affluent commuter settlement, attracting residents who work in Glasgow while offering a high-quality residential environment with good local amenities, schools and retail facilities. Its catchment extends across East Dunbartonshire and includes surrounding communities such as Milngavie and parts of Bishopbriggs.

The town benefits from strong transport connectivity. Bearsden railway station, on the North Clyde Line, provides frequent ScotRail services to Glasgow Queen Street in approximately 15–20 minutes, with onward connections across the central belt. Road access is excellent via the A81, which links directly into Glasgow's western and northern arterial routes, while proximity to the M8 motorway offers convenient travel to Glasgow Airport (around 20 minutes by car) and further afield. Regular bus services also connect Bearsden to Glasgow city centre and neighbouring towns.

PROPERTY

The property comprises a prominent ground floor retail unit set within a larger 2 storey mixed use parade comprising a Scotmid, Mackie's Pharmacy and Convenience Store. The property under consideration offers dual display windows flanking the central, recessed entrance door.

Internally the property offers multiple partitions providing; Nail Bar, hair salon, 2x tanning rooms, massage and spray tan rooms, stores, and w.c. facilities.



135a Spey Road, Bearsden, Glasgow G61 1LF

Rarely Available Retail Unit

AREA
98.sqm (1,055sq ft)

NAV/RV
£15,200

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £17,500p.a.

V.A.T.
We have been advised the property is not elected for V.A.T.

E.P.C.
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants
162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)
Will - 07581 396092 (will@tsapc.co.uk)
General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.