

TO LET  
RETAIL PREMISES

 **GRAHAM  
SIBBALD**



**1113 Pollokshaws Road,  
Glasgow,  
G41 3YH**

- Located in Shawlands
- Popular suburban pitch
- Extends to approximately 41.89 sq.m. (451 sq.ft.)
- New FRI lease available
- Rental offers in excess of £12,000 per annum

## LOCATION

The subjects are located on the south side of the city approximately three miles south of the city centre in the Shawlands area of Glasgow. This part of the city is a large relatively wealthy suburb with a thriving food and beverage economy along with a number of local retailers and service-based operators. Neighbouring occupiers include Co-op, Subway, Belfred and Café Strange Brew.

More specifically, the subject property is located on the east side of Pollokshaws Road, close to its intersection with Kilmarnock Road and Moss-Side Road. The location benefits from strong transport links with numerous bus services provided on Pollokshaws Road and Crossmyloof railway station is within walking distance of the subject property.

## DESCRIPTION

The subjects comprise a mid-terrace ground floor retail unit forming part of a larger three-storey traditional tenement building of blonde sandstone construction beneath a pitched and concrete tile clad roof.

Externally, the property benefits from new aluminium frame shopfront with adjacent pedestrian access door protected by manually operated roller shutters.

Internally, the unit is well presented benefitting from open plan retail space, kitchen / tea prep facilities, WC and rear storage. The property would suit a variety of uses.

## ACCOMMODATION

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

Ground:	41.89 sq.m.	(451 sq.ft.)
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## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

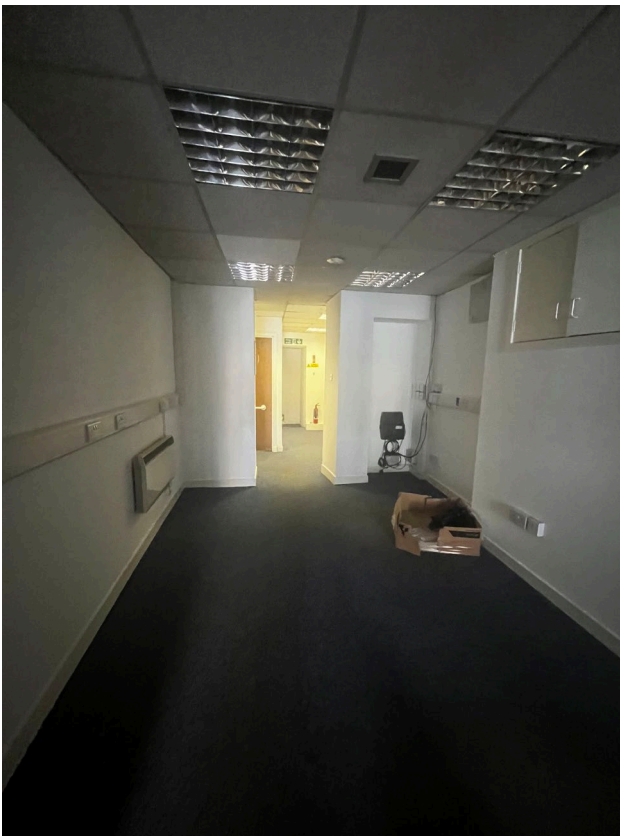
We are instructed to seek offers in excess of £12,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance deposit. Full details are available from the letting agents.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £9,500.

The poundage rates for 2025/2026 is £0.498 in the pound.





To arrange a viewing please contact:



**LOUISE GARTLAND**  
**Commercial Property Agent**  
 louise.gartland@g-s.co.uk  
 07917 684 033



**TERRY MCFARLANE**  
**Director**  
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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 2025

#### 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.

The property 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 ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

#### VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:  
 Tel: 0141 332 1194