TO LET

RETAIL PREMISES

GRAHAM SIBBALD

1622 Great Western Road, Glasgow, G13 1HH

- Situated in close proximity to the popular Anniesland Cross area
- Highly accessible location with excellent transport links
- Extends to approximately 36.16 sq.m. (389 sq.ft.)
- New FRI lease available
- Suitable for a deli, coffee shop, food outlet etc.
- Rental offers in excess of £12,000 per annum

LOCATION

The subjects are located on the north side of Great Western Road in an established retail parade that lies in close proximity to Anniesland Cross, within the Anniesland area of Glasgow which lies approximately four miles to the west of Glasgow city centre. The area is characterised by a mix of residential and commercial properties with notable surrounding occupiers such as Domino's, Subway, Greggs and William Hill. Great Western Road is an arterial route leading into the city centre and a number of public transport links, including Anniesland railway station are immediately accessible.

DESCRIPTION

The subjects comprise a ground floor mid-terraced retail unit forming part of a larger four-storey building of red sandstone construction. Internally, the main sales area benefits from a counter area, LED spotlights and a plasterboard ceiling. The rear of the property comprises a food prep area incorporating stainless steel panelling to the walls. The property would suit a variety of retail uses.

ACCOMMODATION

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

Floor	SQ.M	SQ.FT
Ground Floor:	36.16	389

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.

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

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £10,100. The ingoing occupier can benefit from 100% rates relief, subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

The poundage rates for 2026/2027 is £0.481 in the pound.

VAT

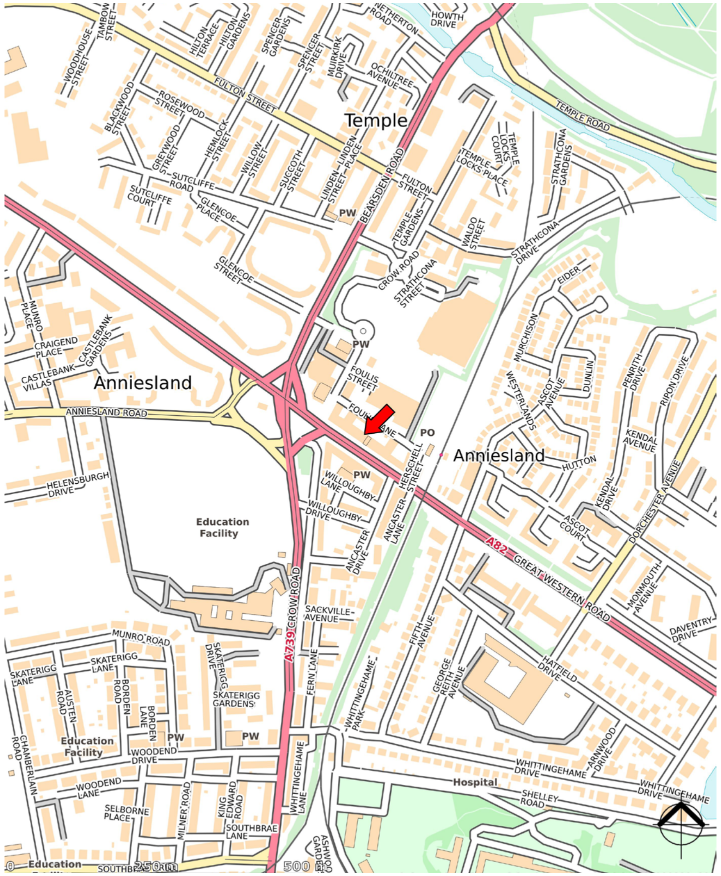
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

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

Graham + Sibbald Property Consultants Limited

Tel: 0141 332 1194

To arrange a viewing please contact:

RYAN FARRELLY
Director
ryan.farrelly@g-s.co.uk
07900 390 078

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

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.