

TO LET
RETAIL PREMISES



128 Queen Margaret Drive
Glasgow, G20 8NY

- Popular West End location
- Situated in the affluent North Kelvinside District
- Benefits from a premises licence
- VAT free
- Suitable for a variety of uses
- Extends to approximately 54.64 sq.m. (588 sq.ft.)
- Offers in excess of £18,000 per annum

LOCATION

North Kelvinside is a popular West End location in Glasgow with a thriving residential area. The area is popular with students and young professionals taking advantage of the close proximity to Glasgow Botanic Gardens, the city centre and the West End. The area is well served by public transport with Queen Margaret Drive being a busy bus route.

More specifically, the subjects are located on the east side of Queen Margaret Drive. Notable nearby occupiers include Tesco Express, CODA Estates and various independent retailers.



DESCRIPTION

The subjects comprise a prominent ground floor retail unit forming part of a larger four-storey tenement building of red sandstone construction under what appears to be a pitched and concrete tile clad roof.

Internally, the unit is laid out in line with its former use, as an off-licence, with a sales area to the front and storage/toilet accommodation to the rear. The property would suit a variety of commercial uses.

ACCOMMODATION

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

Ground Floor:	54.64 sq.m.	(588 sq.ft.)
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TERMS

Our client is seeking offers in excess of £18,000 per annum.

PREMISES LICENCE

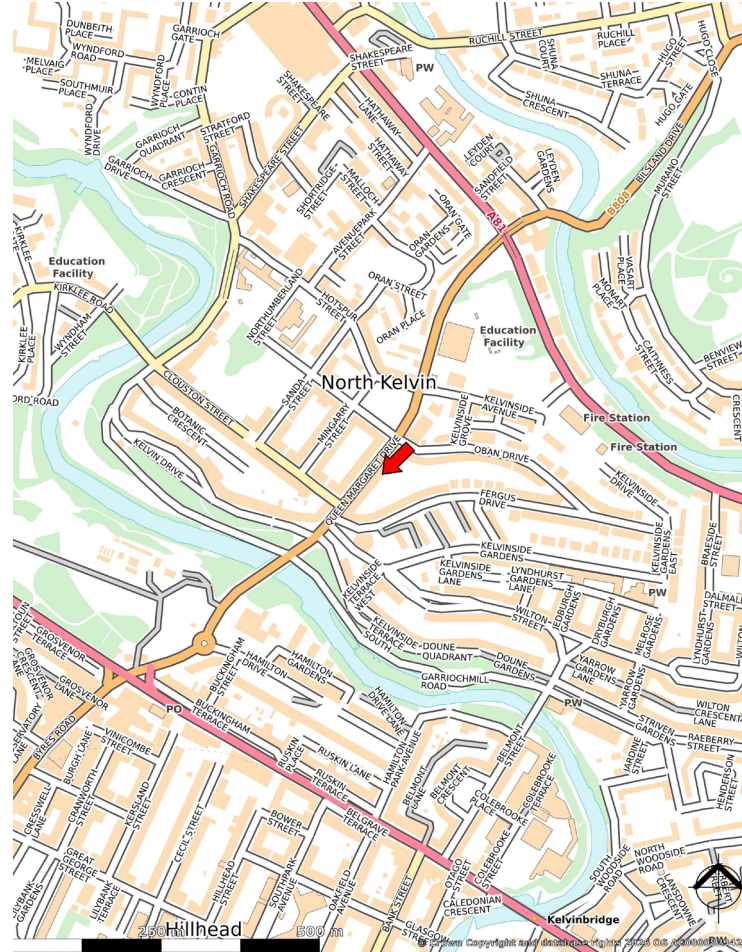
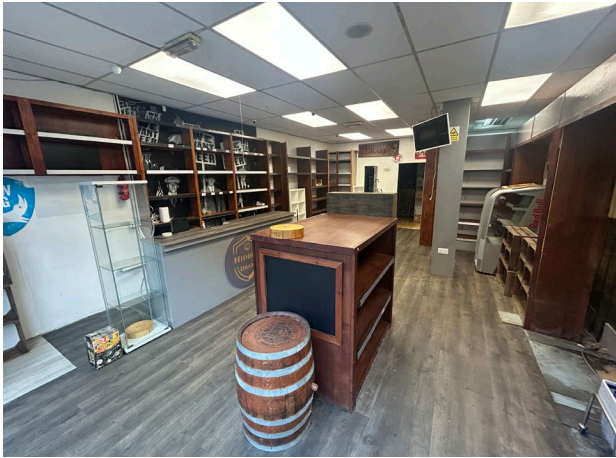
Full details available upon request.

RATING

The subjects are entered in the Valuation Roll with a Rateable Value of £14,300.

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

The ingoing tenant is likely to benefit from rates relief. Details available from the letting agents.



EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

The ingoing occupier may cover all legal costs, subject to confirmation. However for the avoidance of doubt, the tenant shall be liable for LBTT, Extract Copies and VAT.

VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information, please contact the agents.

To arrange a viewing please contact:



RYAN FARRELLY
Director
 ryan.farrelly@g-s.co.uk
 07900 390078



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: May 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.