

## TO LET

### PROMINENT CORNER RETAIL UNIT

71 MEADOWPARK STREET  
GLASGOW  
G31 2SF

#### Location

The property comprises a prominent corner position at the junction of Garthland Drive and Meadowpark Street in the popular area of Dennistoun within the East End of Glasgow.

The area is primarily residential in nature with it being adjacent to Daily, a coffee shop and across from a local school.

#### Description

The property comprises a self-contained ground floor retail unit within a 4 storey sandstone building. It benefits from WC facilities to the rear with on-street car parking being available directly outside the unit,

#### Accommodation

From our measured inspection, we would confirm that the property extends to the following areas and dimensions:-

Display Gross Frontage: 5' 11" (1.8 m)  
Display Net Frontage: 4' 6" (1.37 m)

Meadowpark Street

Gross Frontage: 9' 8" (2.94 m)  
Net Frontage: 7' 4" (2.3 m)

Net Internal Area: 270 ft<sup>2</sup> (25 m<sup>2</sup>)

#### Energy Performance Certificate

An EPC has been commissioned, further details on request.



#### VAT

All terms are noted net of VAT where applicable.

#### Planning

The property has traditionally been used as a Class 1A unit, interested parties are advised to make their own investigations.

#### Lease

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed incorporating regular upward only rent reviews.

#### Rent

Offers in the region of £8,000 per annum exclusive are sought.

#### Rates

The property is entered in the Valuation Roll as follows:-

Rateable Value 26/27 - £2,300

Qualifying parties will receive 100% rates relief, interested parties should make their own investigations.

## Entry

By agreement.

## Money Laundering Regulations

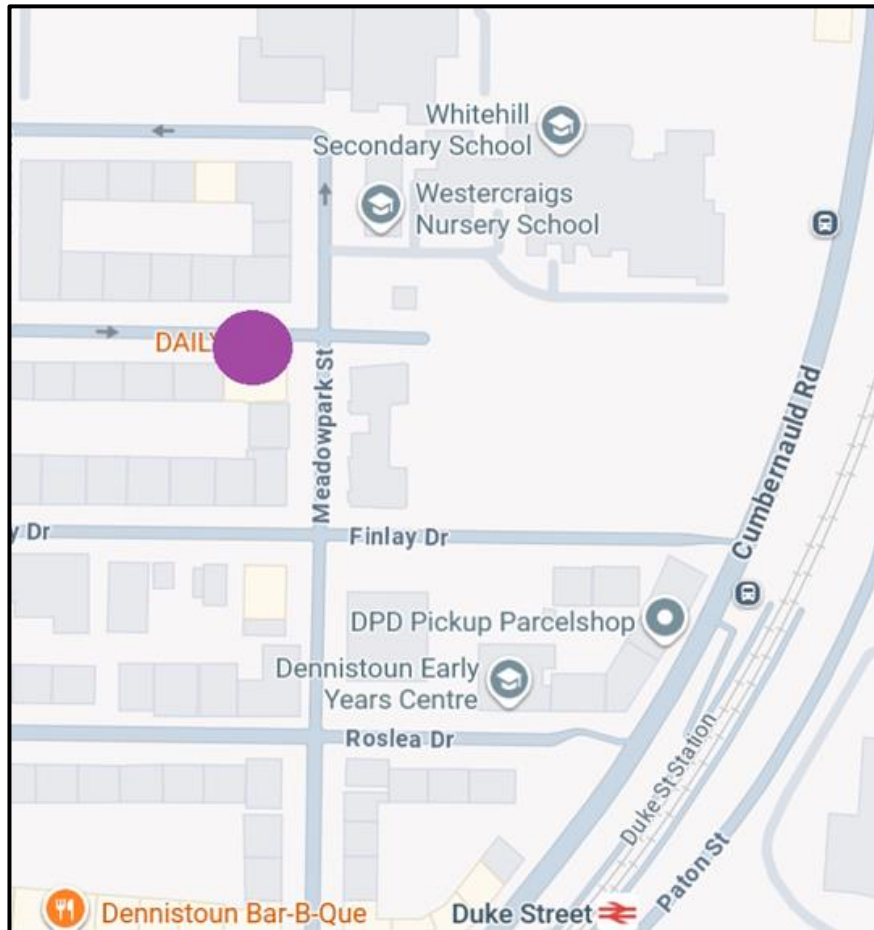
To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

## Viewing/Further Information

Appointments to view through the sole agents:-

Whitelaw Baikie Figes Tel: 0141 221 6161  
Contact: Gavin Anderson  
Email: gavin@wbf.co.uk

## Location Plan



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.