Whitelaw Baikie Figes

property details

TO LET

932 SHETTLESTON ROAD
GLASGOW
G32 7XW



Location

Shettleston Road lies approximately 5 miles east of Glasgow city centre. The property occupies a prominent position with nearby retailers including Premier, Subway and local traders.

Description

The property comprises the ground floor within a tenement building.

Areas and Dimensions

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

Gross Frontage	12' 0"	(3.65m)
Net Frontage	9' 6"	(2.89m)
Net Internal Area	476 ft²	(44.2m²)

Lease Terms

Offers are invited on the basis of a new lease providing upward only rent reviews, for a period to be agreed.

Rent

Offers in excess of £8,870 per annum exclusive are invited.

Rateable Value

We understand the property is currently entered in the Valuation Roll as follows: -

Rateable Value ('26/'27): £6,100

Any potential occupier may qualify for 100% business rates relief under the Small Business Bonus Scheme. Further details upon request.

Energy Performance Certificate

The property has been assessed as Band 'G'. A copy of the Certificate is available upon request.

VAT

All terms are quoted net of VAT where applicable, it should be noted that VAT is payable on the rent.

Legal Costs

Each party to be responsible for their own legal costs with the ingoing Tenant being responsible for Land & Building Transaction Tax (LBTT), registration dues and any VAT payable.

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

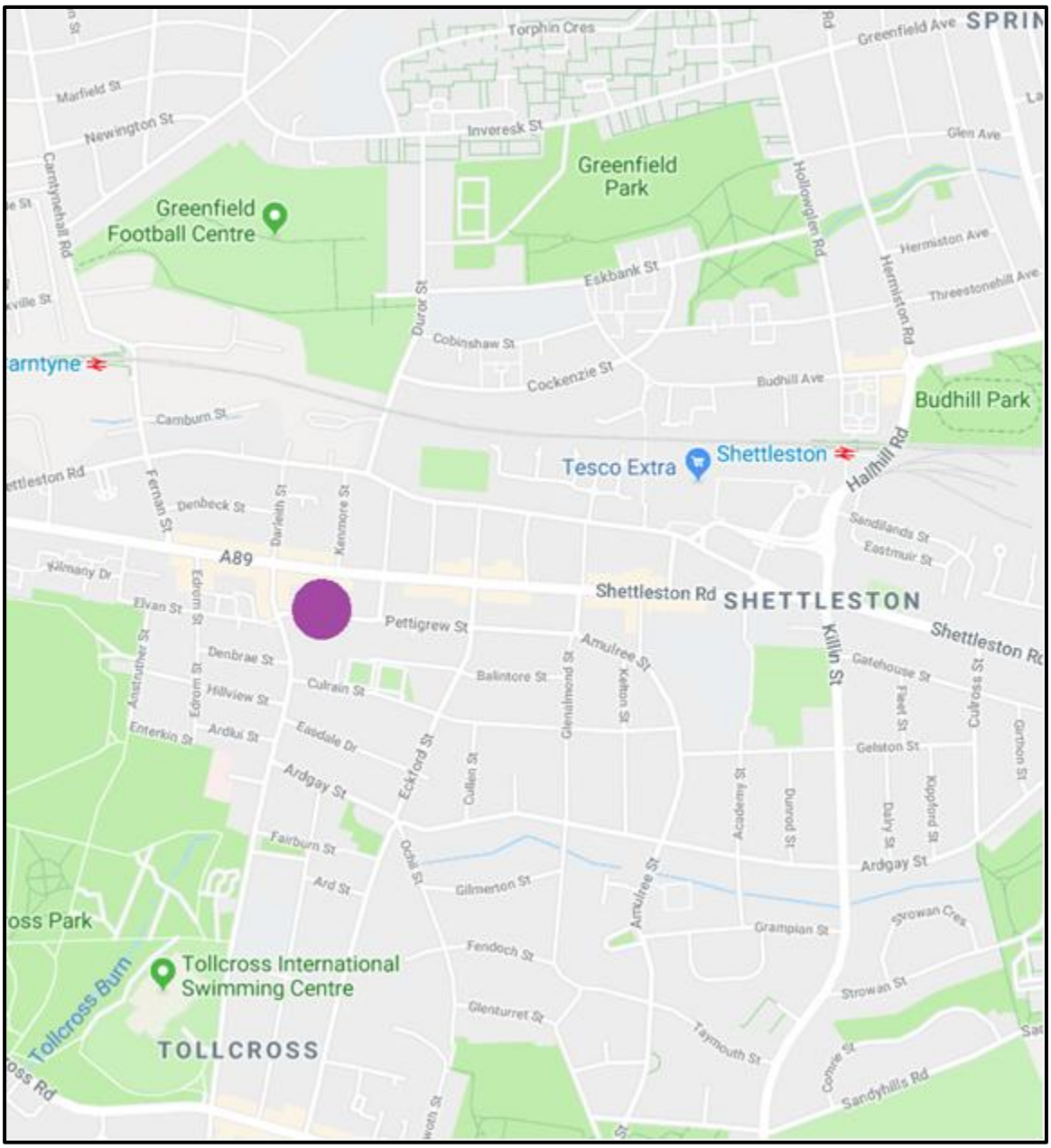
Arrangements to view are to be made strictly through the sole agents;

Tel No. 0141 221 6161
Contact: Gavin Anderson/Colette Brough
Email: gavin@wbf.co.uk /colette@wbf.co.uk

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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.