



**Glen & Co**  
Chartered Surveyors

**0141 204 3255**  
[www.glenandco.co.uk](http://www.glenandco.co.uk)

**TO LET - 1571 Great Western Road, Anniesland Cross, Glasgow, G13 1LS**

Retail Unit with Class 2 (Office) Use - Net Internal Area: 118.99 sq m (1,281 sq ft) - Rent: £28,500 per annum

## To Let

### Large Retail Unit with Class 2 (Office) Use

**1571 Great Western Road,  
Anniesland Cross, Glasgow, G13 1LS**

#### Location

Anniesland Cross lies 5 miles north west of Glasgow city centre and is the main intersection between Great Western Road and Crow Road where traffic is directed from the city centre south towards the Clyde Tunnel, north towards Bearsden and Milngavie and onwards west to Clydebank and Dumbarton.

This stretch of Great Western Road is a vibrant retail parade with a number of multiple retailers represented on the pitch. The premises themselves sit on the south side of the street at its junction with Ancaster Street.

For an interactive Google Streetview of the location, [CLICK HERE](#).

#### Description

The available premises comprise a former bookmakers office laid out over an extensive ground floor sales area with additional staff and ambulant disabled customer welfare facilities to the rear.

An Equality Act compliant electrically operated door provides the principal point of access.

#### Accommodation

Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice we estimate the premises to extend to the following floor area:

Ground Floor  
Net Internal Area - 118.99 sq m (1,281 sq ft)

#### Rating

From enquiries made at [saa.gov.uk](http://saa.gov.uk), the premises have a draft entry on the 2023 Valuation Roll as follows:

BETTING OFFICE - NAV/RV - £24,250

Any ingoing occupier will have the right to Appeal this figure.

#### Energy Performance Certificate - G

#### Planning

We understand the Premises benefit from a Class 2 (Office) Planning Consent. Deemed Consent is therefore also available to put the Premises to Class 1 (Retail) Use.

For more direction on permitted uses we would recommend interested parties make enquiries direct to Glasgow City Council Planning Department.

#### VAT

All figures quoted here are exclusive of any VAT that may be properly payable.

#### Terms

Our clients hold the premises under a full repairing and insuring lease that expires at 3<sup>rd</sup> June 2025. The current passing rent is £28,500 per annum.

Our clients invite rental bids from occupiers on the basis of a coterminous sub lease.

#### Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting any landlord's costs and any Land and Buildings Transaction Tax and Registration Dues that may be payable.

#### Entry

Entry, subject to securing landlords consent to any subletting, is available immediately on conclusion of missives.

#### Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

T: 0141 204 3255  
M: 07766 026 747  
E: [david@glenandco.co.uk](mailto:david@glenandco.co.uk)