

Ryden

TO LET

RETAIL UNIT WITH
CLASS 1A CONSENT
1,308 SQ FT (122 SQ M)



775
SHETTLESTON
ROAD
GLASGOW
G32 7NN

FITTED AS OFFICE
PREMISES

AVAILABLE FOR
IMMEDIATE OCCUPATION

VAT FREE

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



FIND ON GOOGLE MAPS

**IDEAL
LOCATION
3 MILES FROM
GLASGOW
CITY CENTRE**



LOCATION

The subject property is located in the Shettleston area of Glasgow, approximately 3 miles from the city centre.

Situated on the north side of Shettleston Road between its junctions with Edrom Street and Fernan Street, nearby occupiers include Pelican Cafe, Beauty Station, Post Office and Palaceum Bar.

DESCRIPTION

The property comprises a terraced shop unit which currently trades as a solicitor's office and is fitted out to provide individual offices. The entrance benefits from a reception area leading to self-contained offices suites and a kitchen area. The WC is situated to the rear.

ACCOMMODATION

The property has the following area:

Ground floor 1,308 sq ft (122 sq m)

LEASE TERMS

The subjects are available on a new lease on full repairing and insuring terms incorporating five yearly rent reviews for a term to be agreed.

RENT

£13,500 per annum exclusive.

EPC

A copy of the energy performance certificate is available upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessors Valuation as having an RV of £12,800.

The current UBR for 2023/2024 is £0.498.

PLANNING

We understand the subjects have the benefit of Class 1A use. Interested parties should make their own enquiries.

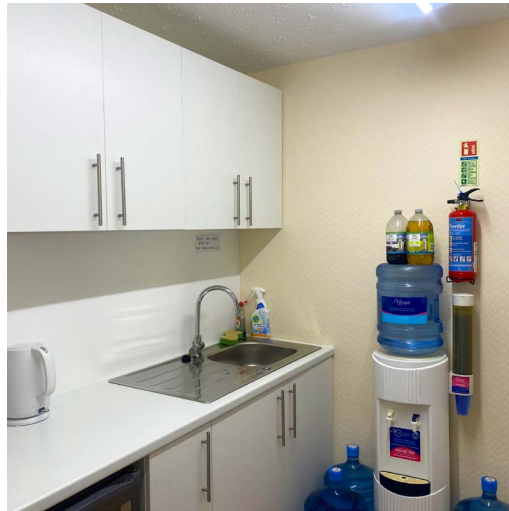
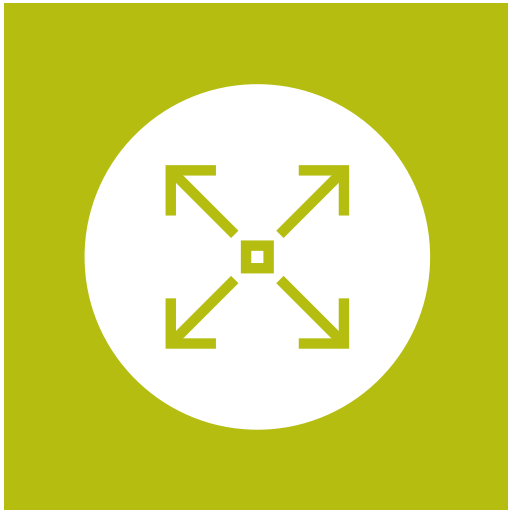
VAT

VAT is not applicable on the rental.

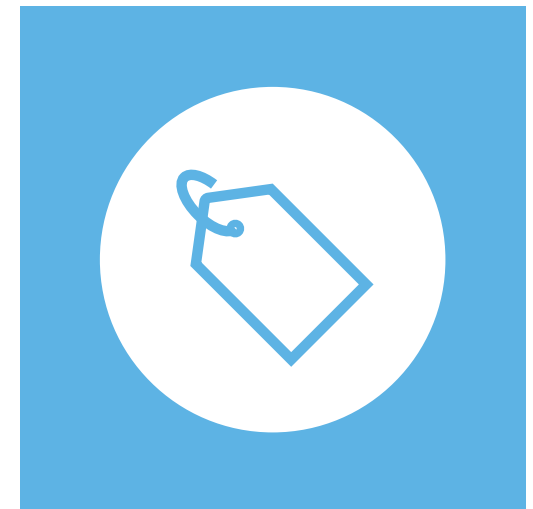
LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant being responsible for any land and building transaction tax, recording dues and VAT as applicable.





**TERRACED SHOP
UNIT WHICH
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GET IN TOUCH

Viewing is strictly by appointment through the sole letting agent.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **March 2024**

