DALKIN + CO

NO VAT PAYABLE ON RENT

TO LET

FULLY REFURBISHED DOUBLE SHOP UNIT WITH HIGH CEILING

IDEALLY SUITED FOR A VARIETY OF USES INCLUDING ARTISAN COFFEE SHOP / ESTATE AGENTS / PRIVATE SURGERY / VETS / GALLERY / BAKERY / SOLICITORS OFFICE / SHOWROOM

NEW SHOP FRONT + ELECTRIC ROLLER SHUTTERS + NEW FLOORING + HEATING PROVIDED

25 - 27 LANGSIDE PLACE
BATTLEFIELD/SHAWLANDS G41 3DL

Standard Buildings, 94 Hope St, Glasgow G2 6PH
colin@dalkinandco.com

07766 203 213

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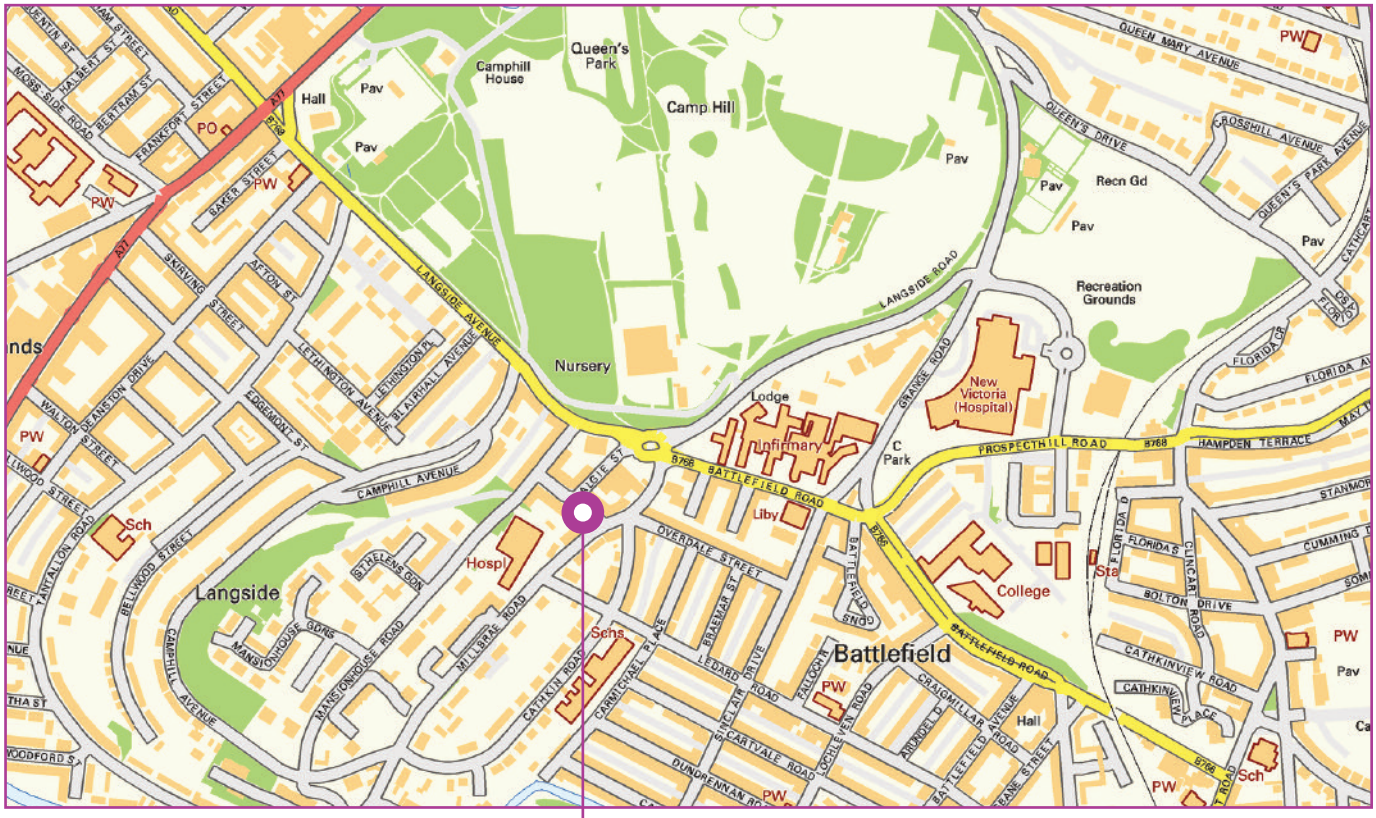

Location

The subjects are prominently positioned on the north side of Langside Place close to its junctions with Millbrae Road , Algie Street and Battlefield Road.

The property forms part of a busy up and coming local parade which benefits from free on street car parking directly outside the shops.

The premises are highly visible and are on the sunny side of the street and also benefit from wide pavements outside the shops.

Nearby occupiers include TESCO; THE CHURCH ON THE HILL; THE BEAUTY BASE; M&S; STARBUCKS; NATIONAL TYRES whilst there are over 430 new residential units being built on the former VICTORIA INFIRMARY site with a further 90 planned.

The NEW VICTORIA INFIRMARY and GLASGOW CLYDE COLLEGE LANGSIDE CAMPUS are both nearby whilst QUEENS PARK is a few yards from the property.

Description

The subjects comprise a large double fronted shop unit contained in a 3 storey red sandstone tenement.

Accommodation

FRONTAGE	31'2	(9.5m) approx.
DEPTH	39'5	(12m) approx
GROUND FLOOR AREA	1,033 sqft (96 sqm) approx	

A new toilet and kitchen was fitted during the renovation.

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Refurbishment
The shop has just completed a full refurbishment.

A new shop front was fitted and is protected externally by a new electric roller shutters.

Internally new floor, wall and ceilings are provided along with new electrics and lighting.

New kitchen and disabled toilet area also provided.

Rent
£30,000 per annum.

Lease
A new lease will be provided for a minimum of 10 years and to include a rent review at end of year 5 - a longer term lease is available.

Rateable Value
We understand the current rateable value is £11,500.

As the shop is currently below the threshold it may be that the new tenant could be able to obtain 100% rates relief under the Small Business Scheme - further details on request.

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VAT

The property is NOT VAT elected, so there will be no VAT charged on the rent.

Entry

Available from October 2025.

ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

Viewing & Further Information

Strictly by prior arrangement. Please contact the sole agent to
arrange viewing the property.

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October 25

Dalkin + Co give notice to anyone who may read these particulars as follows:

(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

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