

DALKIN + CO

**NO VAT PAYABLE
ON RENT**

TO LET

FULLY REFURBISHED DOUBLE SHOP UNIT WITH HIGH CEILING

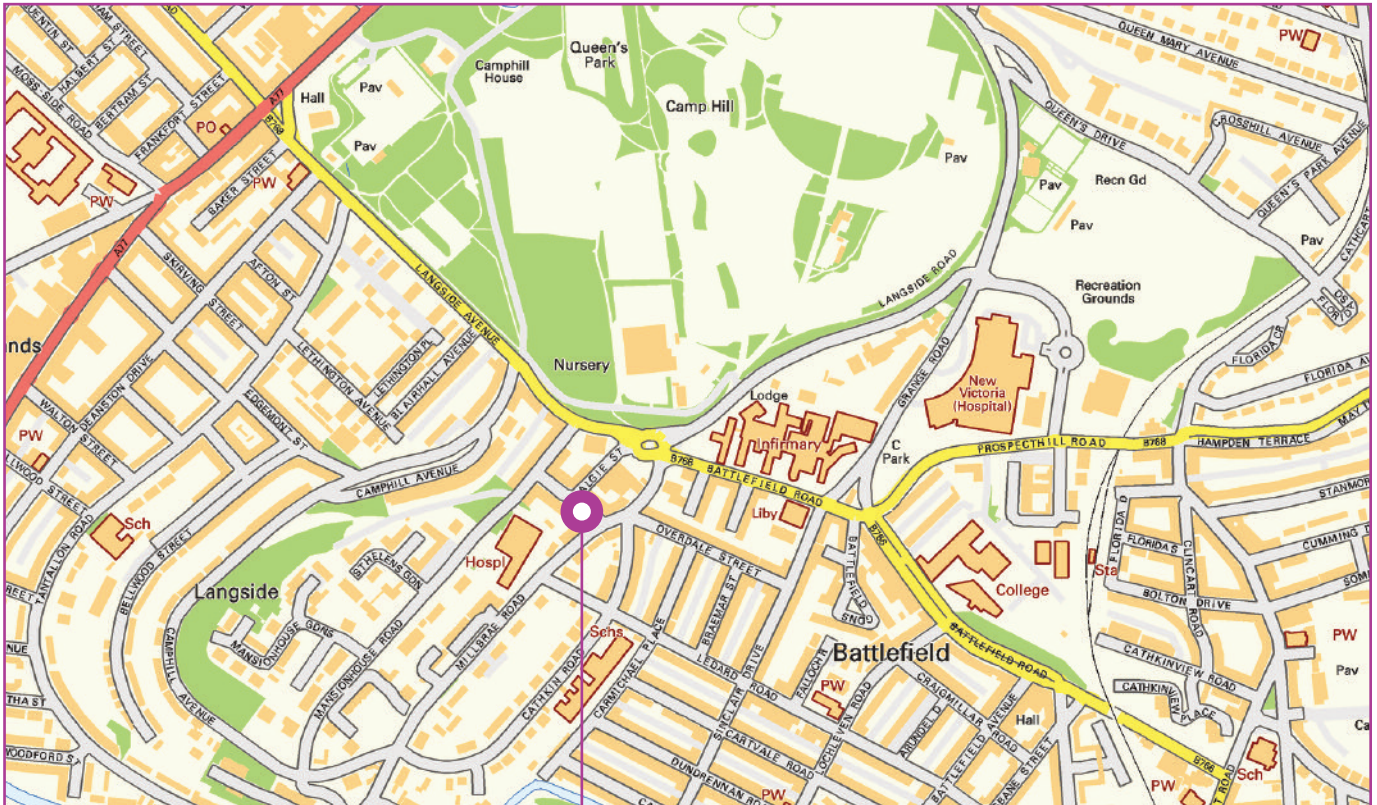
**IDEALLY SUITED FOR A VARIETY OF USES INCLUDING ARTISAN COFFEE SHOP / ESTATE AGENTS /
PRIVATE SURGERY / VETS / GALLERY / BAKERY / SOLICITORS OFFICE / SHOWROOM**



**25 - 27 LANGSIDE PLACE
BATTLEFIELD/SHAWLANDS
G41 3DL**

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

07766 203 213



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 will be fitted during the renovation.

Refurbishment

The shop is about to undergo a full refurbishment.

A new shop front will be fitted and the existing shop will be stripped back and new electrics fitted along with new toilet and kitchen facilities at the rear of the shop.

The work will commence September 2025 and will be ready mid October 2025.

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.

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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