

TO LET

Retail Unit

NIA: 43.86 SQM (472 SQFT)

Prime Retail Unit

Located In The West End Of
Glasgow

Benefits From A Large Glazed
Shopfront

High Levels of Passing Traffic

May Be Eligible For 100% Rates
Relief

Rent: OIEO: £14,000 per annum



[CLICK HERE FOR VIRTUAL TOUR!](#)



334 CROW ROAD, GLASGOW, G11 7HT

CONTACT:

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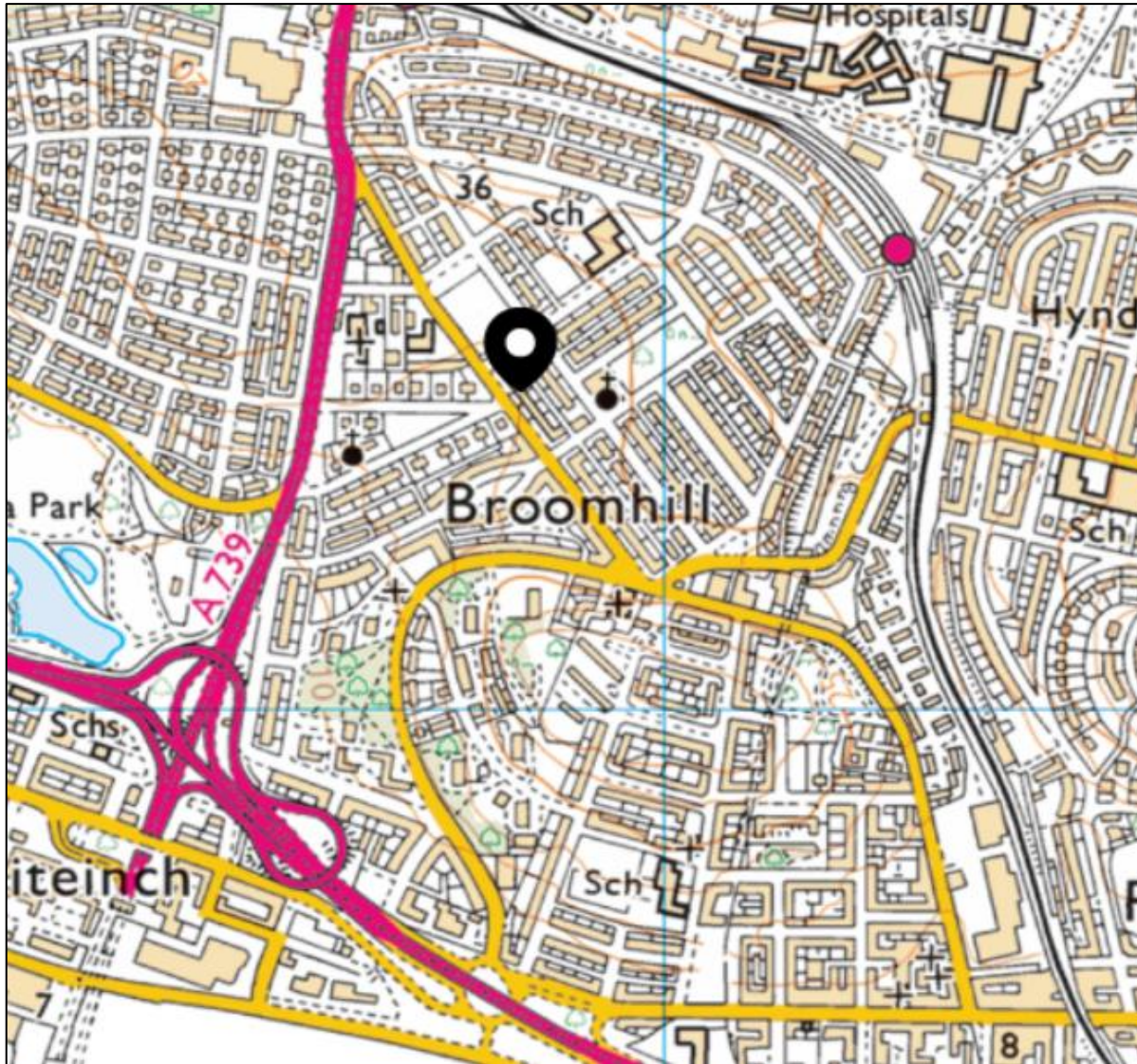
| 0141 331 2807 – 07551 173132
| 0141 331 2807 – 07920 824408





Location

334 CROW ROAD, GLASGOW, G11 7HT



The subjects are located in Glasgow, Scotland's largest city and the fourth largest in Britain. The M8, M74, M73 and M80 Motorway network put Glasgow at the hub of Scotland's road network providing links to Edinburgh, Ayrshire and the north of England.

The subjects are located on Crow Road, a prominent thoroughfare in the West End of Glasgow, approximately 2 miles west of Glasgow City Centre. Crow Road and the surrounding area is well-served by public transport with Jordanhill and Anniesland Railway Station being located nearby.

More specifically, the subjects occupy a prominent pitch on Crow Road, held within an established retail parade. The surrounding area consists of a blend of residential and commercial occupiers including The Marlborough, Olivia's and Spirito.



[**CLICK HERE FOR LOCATION**](#)



Description

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The subjects comprise of a mid-terraced, ground floor retail unit, forming part of a larger four storey tenement building, with residential dwellings on the upper floors. The property benefits from a dedicated pedestrian entrance via Crow Road.

Internally, the subjects currently benefit from a high-quality fit-out consistent with the previous use of a butcher shop. The subjects consist of a sales area to the front of the premises, benefitting from a vinyl floor covering with hanging fluorescent lighting incorporated throughout. In addition, the subjects benefit from a large degree of natural light via a floor to ceiling glazed shopfront. A small kitchen prep area, W/C facilities and a spacious room currently being utilised as a walk in fridge can be found to the rear.

ACCOMMODATION

Accommodation	SQM	SQFT
Accommodation	43.86	472
TOTAL	43.86	472

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Floorplan

334 CROW ROAD, GLASGOW, G11 7HT





RENT

Our client is seeking offers in excess of £14,000 per annum on the basis of a full repairing and insuring lease.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £7,900. The rate poundage for 2025/2026 is 49.8p to the pound. As such, any incoming tenant may be eligible for 100% rates relief via the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless stated, all figures quoted are exclusive of VAT

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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