

# TO LET

FOUR NEW MODERN RETAIL UNITS

NIA:- 149 sq m, 1,603 sq ft (each)

Dedicated Customer Car Parking

Prominent Roadside Location

Units Available Q4 2024

Rent On Application



CLICK HERE FOR LOCATION!



**BARNBETH ROAD, GLASGOW, G53 5YR**

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# PROPOSED PLANS

BARBETH ROAD, GLASGOW, G53 5YR

## Proposed Plans - Illustrative Purposes Only

### Accommodation Schedule

Unit	Area (sqft)	Area (sqm)
1	1603	149
2	1603	149
3	1603	149
4	1603	149
<b>Total</b>	<b>6412</b>	<b>596</b>

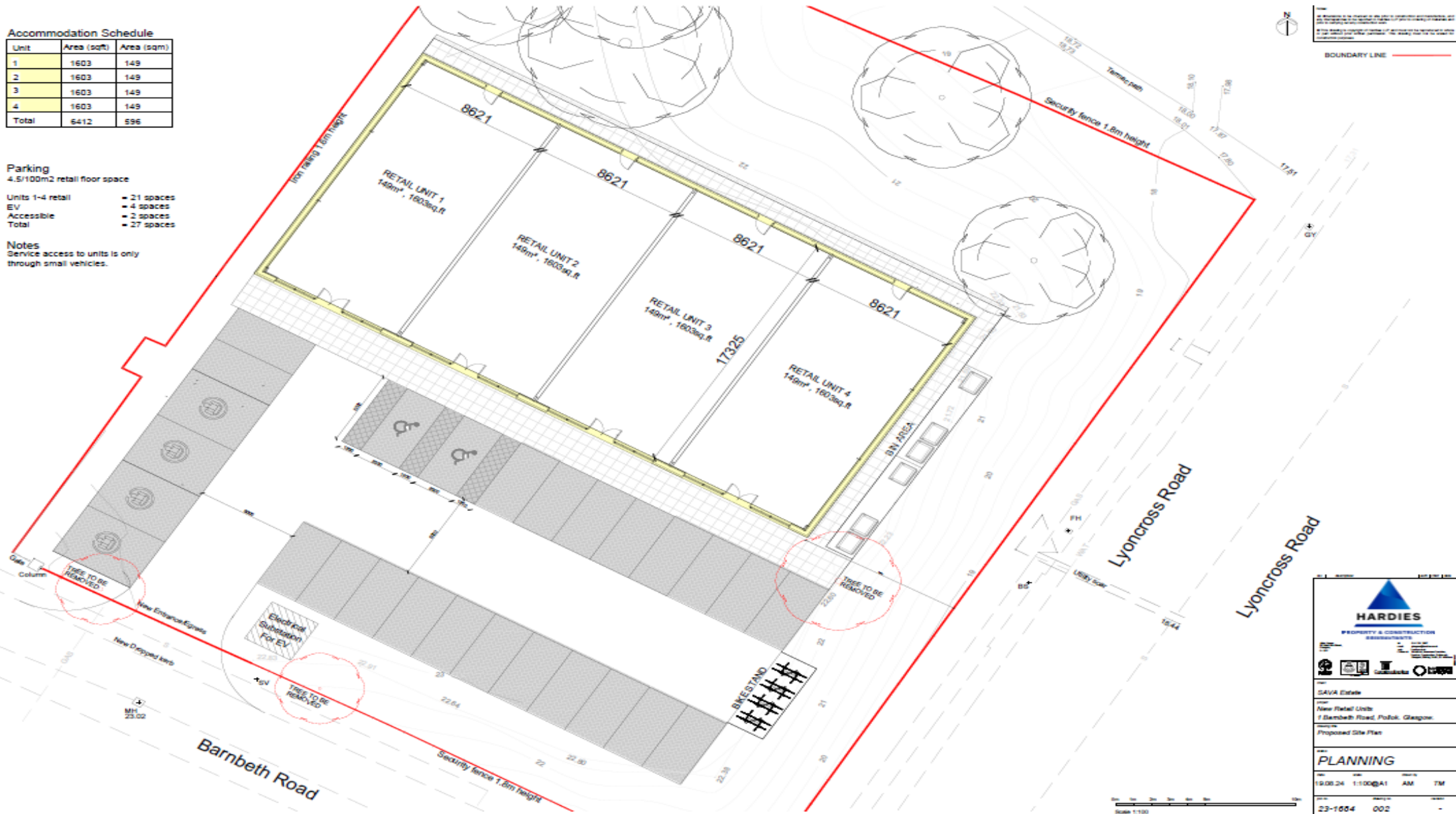
### Parking

4.5/100m<sup>2</sup> retail floor space

Units 1-4 retail	= 21 spaces
EV	= 4 spaces
Accessible	= 2 spaces
<b>Total</b>	<b>= 27 spaces</b>

### Notes

Service access to units is only through small vehicles.



BOUNDARY LINE

**HARDIES**  
PROPERTY & CONSTRUCTION ASSISTANTS

SAVA Estate

New Retail Units  
1 Barbeth Road, Pollok, Glasgow.

Proposed Site Plan

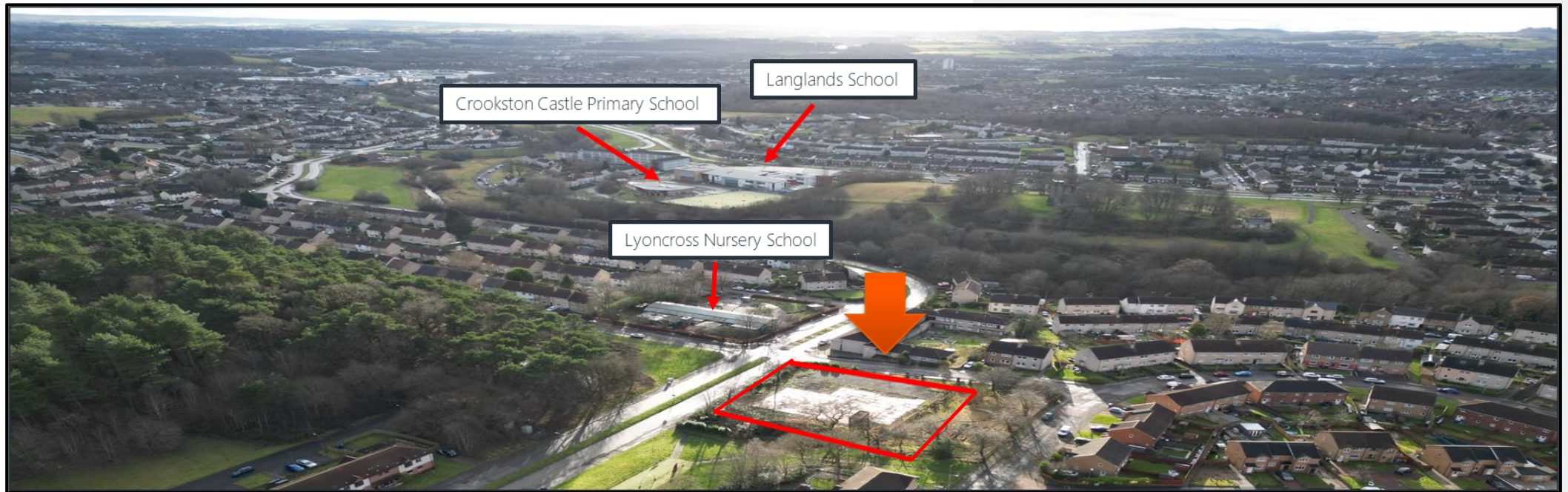
**PLANNING**

19.08.24 11:00@A1 AM TM

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*Illustrative Purposes Only*







## LOCATION

The development is located on the north side of Barnbeth Road at its junction with Lyoncross Road, in the southside of Glasgow. The immediate area has seen extensive regeneration in recent years with substantial housing developments at the westernmost side of the site.

The area is characterised by dense residential dwellings with a limited offering of commercial options nearby.

## DESCRIPTION

The site extends to approx. 2.46 acres with the proposed development forming 4 x single storey commercial units set within an enclosed parade with private parking accommodating 27 cars.

Each unit will benefit from an aluminium framed and glazed frontages with potential for a number of uses such as licenced convenience, dentist, vets practice, funeral care and hot food.

## RENTAL

Rental on application.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## EPC

A copy of the Energy Performance Certificate will be available upon request on completion.

## RATEABLE VALUE

The subjects require to be assessed upon completion of the development.

## PLANNING

A planning application has been submitted to cover Class 1A, Class 3/hot food and Class 11 leisure consents.

## ACCOMMODATION

The development will offer the following accommodation:

ACCOMMODATION	SQM	SQ FT
UNIT 1	149	1,603
UNIT 2	149	1,603
UNIT 3	149	1,603
UNIT 4	149	1,603

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## 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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