

**TO LET**

**Modern Retail Premises**

**NIA: 41.88 SQM (451 SQFT)**

**Situated On The Busy Thoroughfare  
Of Battlefield Road**

**Attractive Glazed Shop Frontage**

**Benefits From Class 3 (Sui Generis)  
Consent**

**Rent: OIEO: £20,000 p.a**



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**118 BATTLEFIELD ROAD, LANGSIDE, GLASGOW, G42 9JT**

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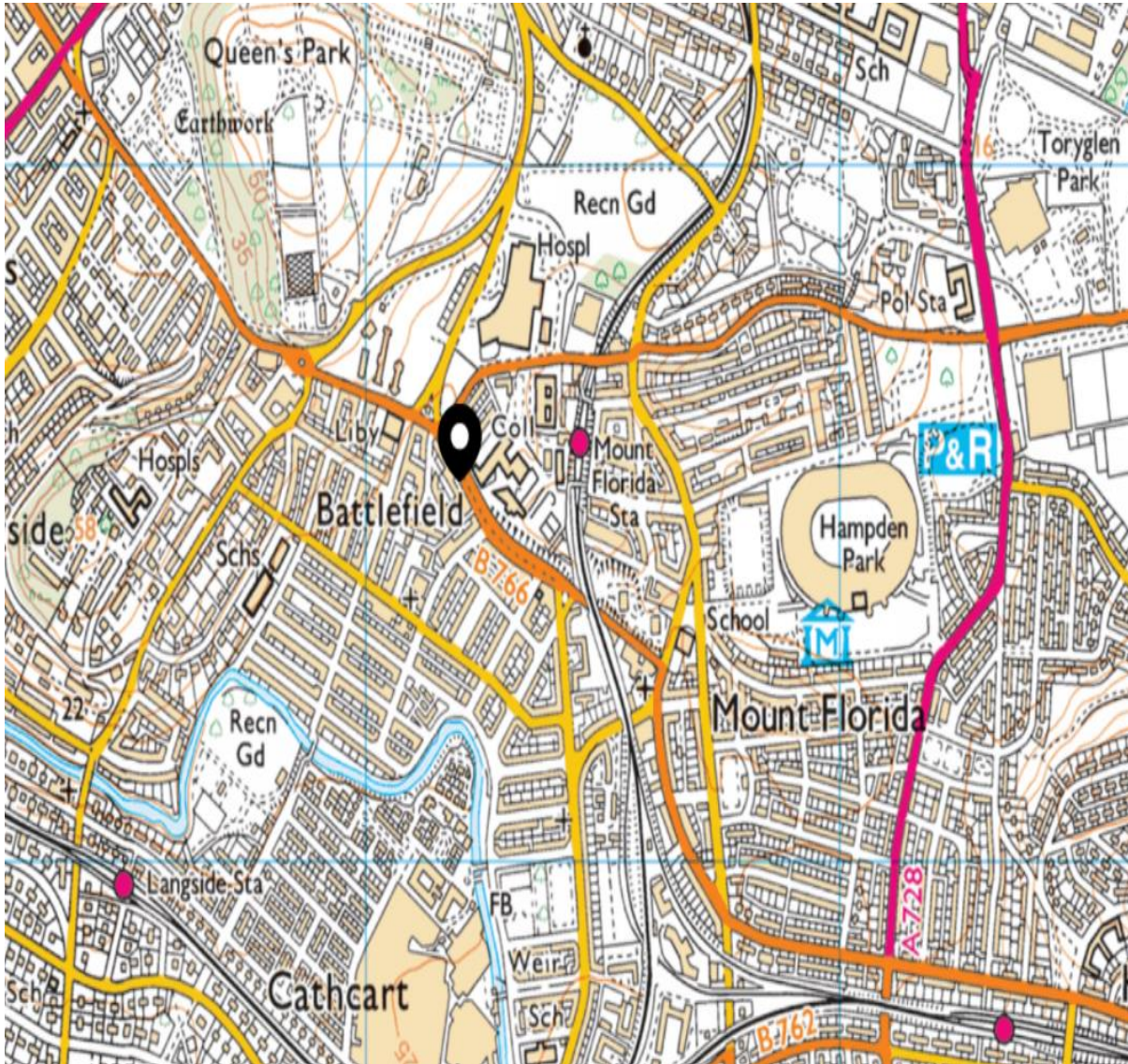
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# Location

118 BATTLEFIELD ROAD, LANGSIDE, GLASGOW, G42 9JT



The subjects are situated in the area of Battlefield which is located in Glasgow's southside. The area is a popular residential and retailing area which is conveniently situated 2 miles to the south of Glasgow City Centre.

The subject property offers strong access to public transport links with numerous bus services operating along Battlefield Road and Mount Florida Railway Station being located within walking distance.

More specifically, the subjects are located on Battlefield Road, a main arterial road within the Southside of Glasgow carrying a high volume of daily footfall and passing traffic.

The Victoria residential development, which has recently provided over 400 new homes is located nearby whilst Langside College is also situated a short walk from the subject. Nearby occupiers include the Battlefield Rest, Dominos Pizza, Sainsburys and subway.



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# Description

118 BATTLEFIELD ROAD, LANGSIDE, GLASGOW, G42 9T

The subjects comprise of the ground and basement of a mid-terraced retail unit, contained within a 3-storey tenement building.

The premises benefits from having an attractive glazed display frontage. Access to the unit is gained via a glazed pedestrian door from Battlefield Road and is protected by way of an electric roller shutter.

Internally, subjects benefits from an open planned sales area to the front whilst the kitchen area, W/C facilities and storage area can be found to the rear.

The previous tenant fit out remains in place to include 2 pizza ovens, fridges and various stainless-steel equipment.

## ACCOMMODATION

	SQM	SQFT
Accommodation	41.88	451
<b>TOTAL</b>	<b>41.88</b>	<b>451</b>

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).





## RENT

**OIEO £20,000 per annum exclusive of VAT.**

## PLANNING

We understand that the property has Class 3 planning consent in line with its previous use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £9,100. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming occupiers may benefit from 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

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## 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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