



Images are artistic rendering

Old Rutherglen Road, New Gorbals, Glasgow G5 0RE

Located In New Residential Development

- Ground Floor Commercial Unit
- Corner Position
- Shell Condition With W.C. & Utilities
- 1,193sq ft
- Class 1 Consent
- Lease Incentives Available
- Rent: o/o £15,000p.a.x

#### LOCATION

Situated within the new Cottonyards development by Westpoint homes situated on the corner of Old Rutherglen Road and Commercial Road within the New Gorbals suburb of Glasgow.

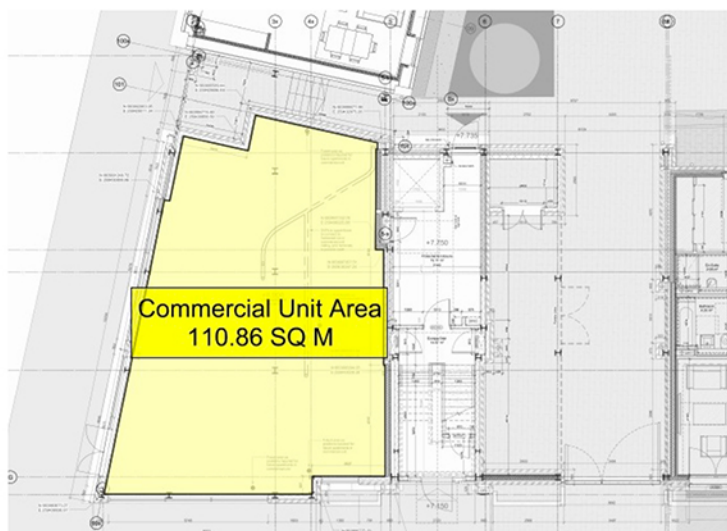
The New Gorbals in Glasgow's South Side has undergone significant regeneration since the 1990s. The Crown Street project replaced failed post-war high-rises with traditional tenement-style housing, mixing social rent, shared ownership, and private homes. Led by New Gorbals Housing Association (NGHA), this shift has improved living conditions, reduced deprivation, and introduced elements of gentrification through better amenities and a more diverse population, while retaining community roots. With plans for 152 new affordable social rent homes designed by Page\Park and Elder & Cannon Architects on the cleared site. A recent 28-home scheme (flats and terraced houses) has also been delivered, and NGHA continues modernising stock and building new units.

The North Laurieston Masterplan (joint NGHA and Glasgow City Council effort) drives planned growth, aiming for mixed housing, pedestrian-friendly streets, cycle improvements, and better use of listed buildings. It seeks to create a vibrant city-centre extension with up to hundreds more homes across phases, enhancing public realm and connectivity while addressing housing needs. The immediate Greater Gorbals area has a population of around 8,500–10,500, reflecting a dense inner-urban neighbourhood with a relatively young and increasingly diverse demographic. Proximity to the River Clyde and city centre supports its role as a regenerating residential catchment.

#### PROPERTY

The property comprises a ground floor commercial unit with return frontage onto Old Rutherglen Road and Commercial Road within a newly constructed steel framed residential development.

The property is presented in a shell condition, with utilities and services installed with a w.c. in place. The property currently benefits from class 1 retail consent however may lend itself to conversion to residential (subject to obtaining necessary consents)



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**AREA**  
110.86sqm (1,193sq ft)

**NAV/RV**  
The property has yet to be assessed by the local authority for entry onto the valuation roll

**RENT**  
The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £15,000p.a.x

**V.A.T.**  
The transaction will attract V.A.T.

**LEGAL**  
Each party shall bear their own legal costs incurred in the transaction.

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