

DM HALL

To Let

Class 1A

846 Crow Road,
Glasgow, G13 1HU



43.53 sq m
(468 sq ft)

Property Details

- Prominent ground floor retail unit.
- Within popular Anniesland Cross area of Glasgow's West End.
- On street car parking available.
- 100% rates relief, subject to occupier status.
- Rental offers over £13,000 per annum are invited.

LOCATION

The subjects are situated within the popular Anniesland Cross area of Glasgow, approximately 5-minutes' walk from Anniesland Train Station and 5 miles west of Glasgow City Centre.

This affluent commuter suburb benefits from excellent transport links, with a number of connecting bus services. The property sits adjacent to Great Western Road (A82 trunk road), which offers direct access to Glasgow City Centre and the M8 motorway network.

The property is positioned next to the well-established Anniesland Retail Park. Nearby occupiers include Gym Group, Costa Coffee, Morrisons, Domino's and Greggs. The subjects are within close proximity to Anniesland Library, which contributes to regular pedestrian footfall.



Property Details

DESCRIPTION

The subjects comprise ground floor retail premises within a 4-story sandstone tenement building, surmounted by a pitched roof.

Internally, the subjects are currently used as a barber shop with front/sales area and staff room, WC and storage to the rear. Access is via a recessed single entrance door and additional exit to the rear.

The property benefits from large window display frontage and on-street unrestricted car parking available to the front of the premises.

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

43.53 SQ.M. (468 SQ.FT.)

NON-DOMESTIC RATES

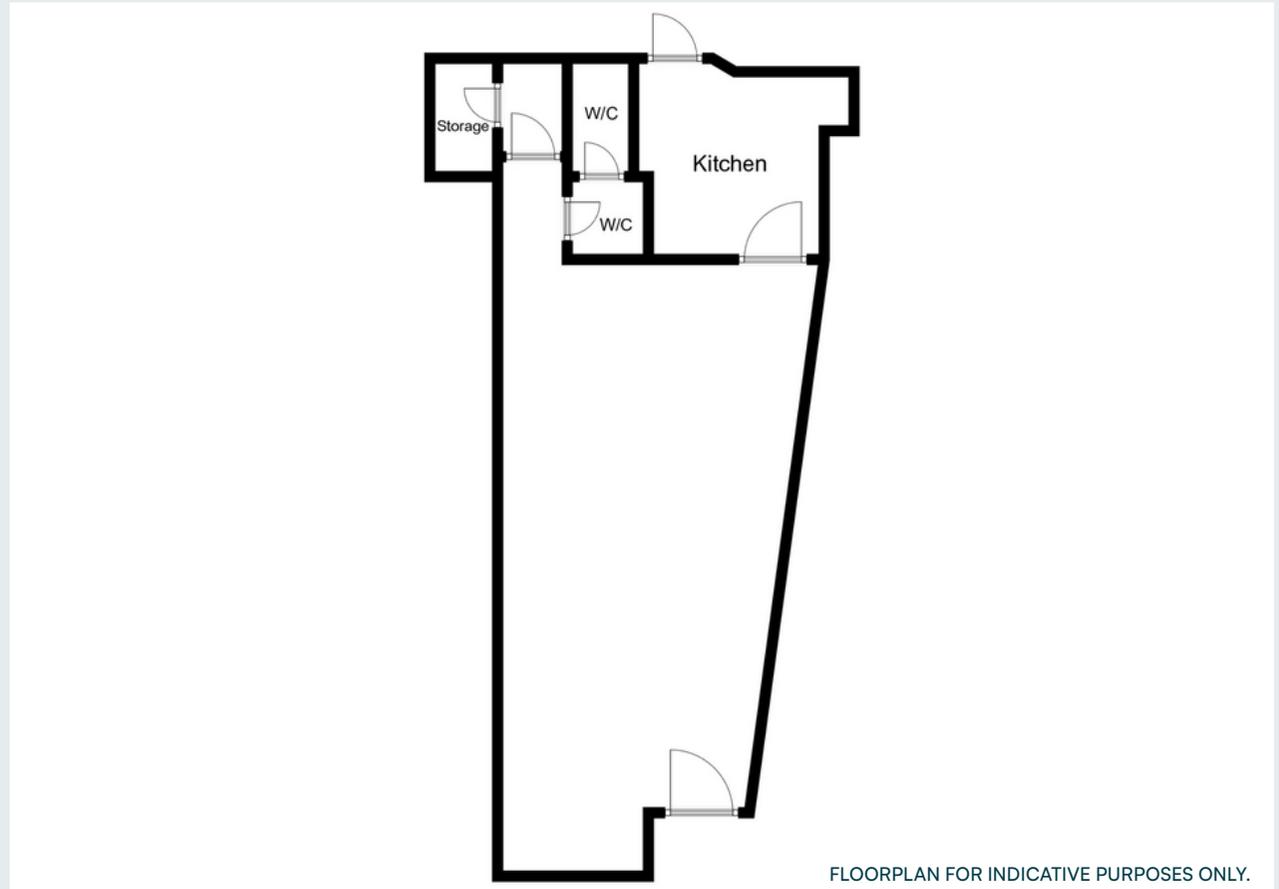
From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £8,100, in effective of 01/04/2026. Accordingly, subject to applicant qualification, the subjects should qualify for 100% rates relief under the Small Business Bonus Scheme. Please note that a new occupier has the right to appeal the current assessment.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.



Property Details

VAT

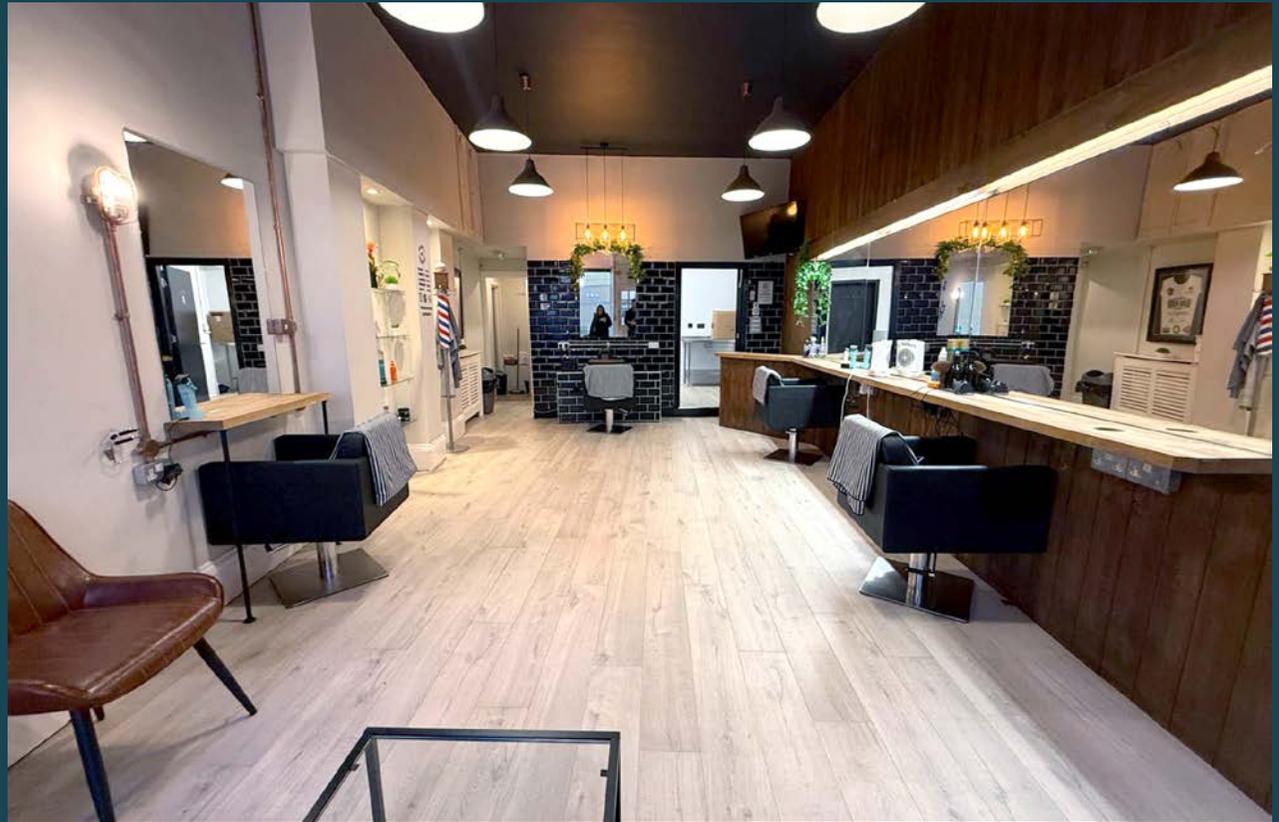
All prices quoted are exclusive of VAT, where applicable.

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agents.



Make an enquiry

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Leah.Sellers@dmhall.co.uk

Louis Holmes

07787 308812

louis.holmes@dmhall.co.uk

DM Hall

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28 Bothwell Street

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DM HALL



Regulated by

RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.