

DM HALL

For Sale

Shop in affluent
Bearsden area



62A Rannoch
Drive, Bearsden,
Glasgow, G61 2HH

420 sq ft
(39.02 sq m)

- Open plan retail space.
- Located adjacent to King George Park.
- Excellent natural light.
- Public parking outside property.
- Offer in excess of £150,000.
- NIA - 39.04 sq.m (420 sq.ft).

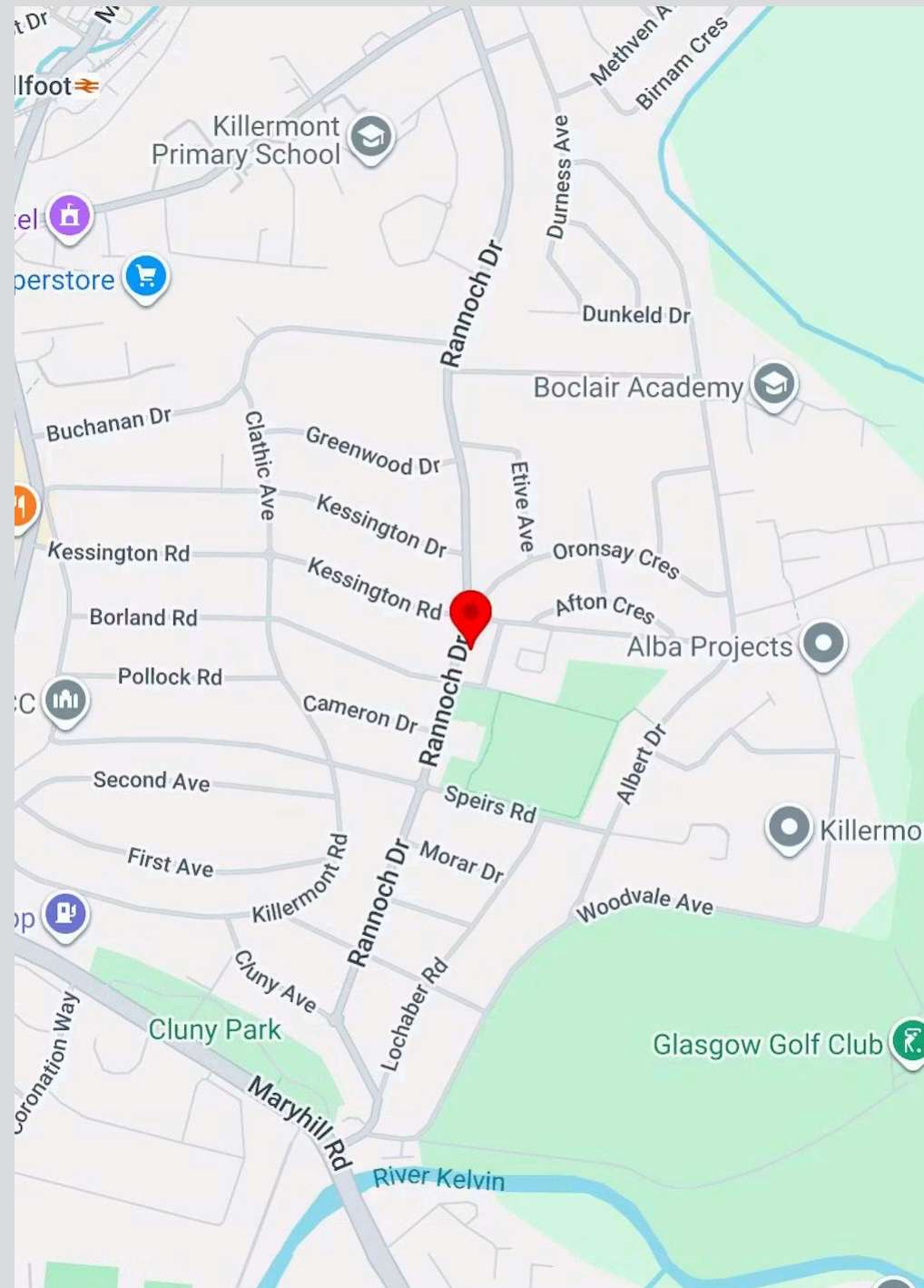
LOCATION

The subjects are situated on the eastern side of Rannoch Drive, close to its junction with Kessington Road, adjacent to King George Park within the affluent Kessington area of Bearsden.

Bearsden is a highly desirable and well-established suburb located within the East Dunbartonshire district, approximately 7 miles north-west of Glasgow City Centre. Bearsden Cross area is the main focal point of the commercial activity within Bearsden, and lies approximately a five-minute drive from the subjects and provides a wide range of retail, leisure, and professional services.

The immediate surrounding area is predominantly residential in character, complemented by a range of local amenities including retail, office and leisure accommodation, together with community facilities such as a community hall, primary school, a football pitch and church. The wider Bearsden area also accommodates a strong mix of national and independent retailers.

The subjects benefit from excellent transport links. Frequent bus services operate along nearby Drymen Road and Maryhill Road, while both Bearsden and Hillfoot railway stations are within close proximity, providing regular services to Glasgow City Centre and the surrounding area. Additionally, there is public parking to the front of the property.



DESCRIPTION

This subject property comprises a single-storey retail unit of traditional brick construction, surmounted by a pitched and slate covered roof. The property is accessed directly from the pavement via a glazed entrance door with large display windows to the frontage, providing excellent visibility and natural light. There are further windows to the rear which further enhance natural light entering the property. The premises also benefit from an external roller shutter for added security.

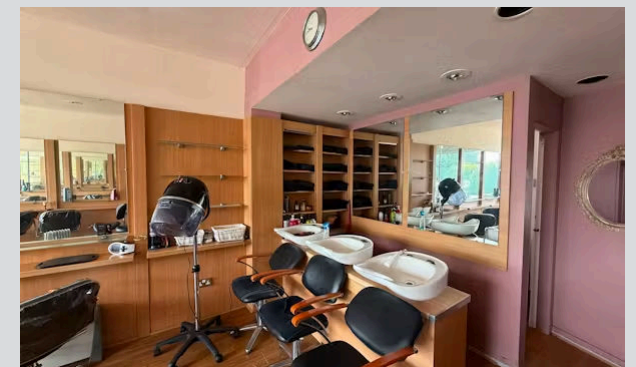
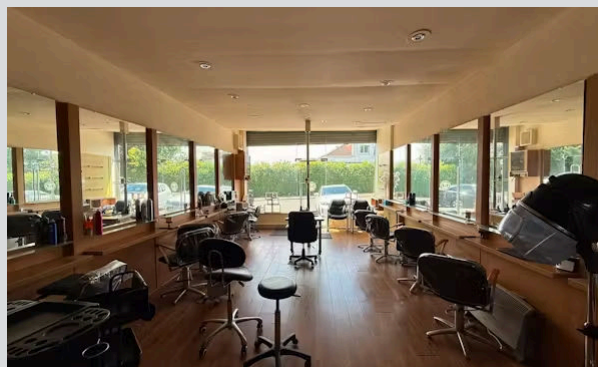
The ceilings throughout are suspended, and the flooring is a mixture of laminate and tile finishes. Internally the subjects are arranged to provide an open plan retail space, and was previously used as a hair salon. To the rear there is a small staff/kitchen area, with adjacent W/C.

EPC

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

LEGAL COSTS

Each party to bear their own costs



VAT

Not applicable. No VAT is payable

PRICE

Offers in excess of £150,000 are invited.

NON-DOMESTIC RATES

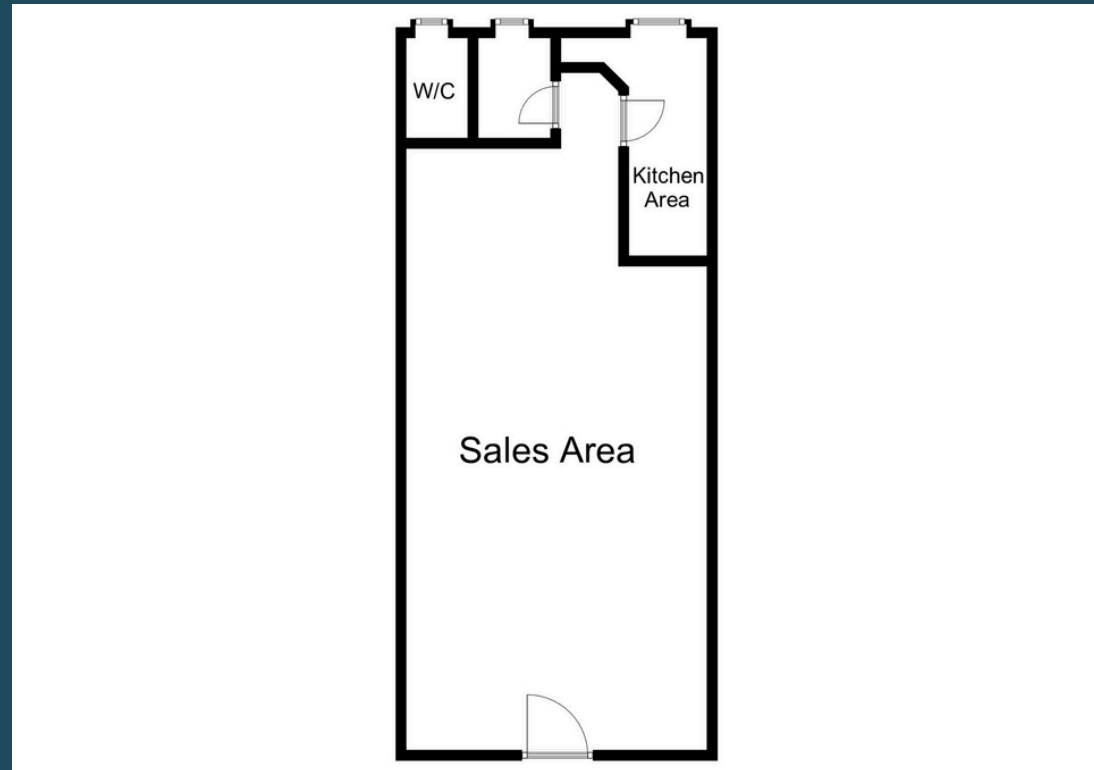
Rateable Value: £5,200

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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DM HALL



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DATE OF PUBLICATION: JULY 2026