



## 1139 Pollokshaws Road, Glasgow, G41 3YH

Retail To Let, Glasgow

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	928 sq ft / 86.21 sq m
<b>Rent</b>	£15,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

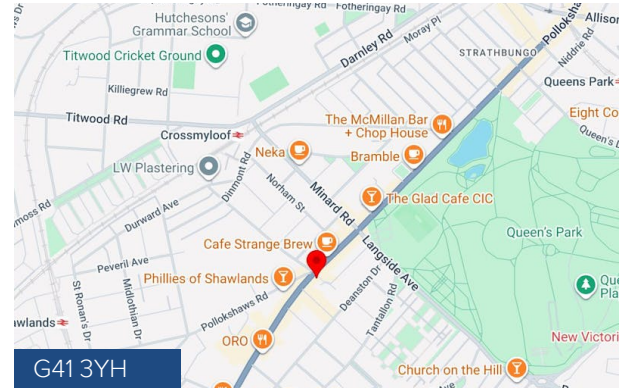
- Prominent Roadside Position
- Busy Neighbourhood
- Opposite Shawlands Academy
- Ground & Basement
- 928sq ft
- Rates Free
- Rent: £15,000p.a.

## Summary

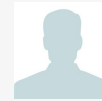
<b>Available Size</b>	928 sq ft
<b>Rent</b>	£15,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

Prominent roadside retail opportunity in the heart of Shawlands, positioned on a busy junction opposite Shawlands Academy. The property comprises a well-presented ground and basement unit extending to approximately 928 sq ft, suitable for café or retail use, with strong local footfall. Available to let at £15,000 per annum with rates relief potential.



## Viewing & Further Information



**Will Rennie**

07581396092 | 0141 237 4324

will@tsapc.co.uk

**TSA** Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/06/2026



1139 Pollokshaws Road, Glasgow, G41 3YH

Prominent Roadside Position

- Busy Neighbourhood
- Opposite Shawlands Academy
- Ground & Basement
- 928sq ft
- Rates Free
- Rent: £15,000p.a.

**LOCATION**

The property is situated on the south side of Pollokshaws Road at its junction with Kilmarnock Road and Moss-Side Road within the Shawlands suburb of Glasgow.

The area is characterised with dense residential dwellings and various local and national commercial operations. Neighbouring occupiers include Shawlands Secondary School, The Granary Bar, Okome Sushi and Shawlands Dental Care.

**PROPERTY**

The property comprises a ground floor and basement former cafe / class 1 space within a larger tenemental development surmounted by a pitched roof. The property offers a prominent frontage facing onto Moss-Side Road junction, with large display window including and in-built take away window and single door access.

Internally the property is well presented with main counter to the front with open plan seating to the rear with disabled w.c at ground floor. Access to the basement is via a large staircase to the rear of the demise leading to an open plan food prep area and office. The property benefits from linoleum and timber flooring throughout with upgraded lighting throughout the demise.

**AREA**

The property extends to the following net internal area;

86.21sqm (928sq ft)



1139 Pollokshaws Road, Glasgow, G41 3YH

Prominent Roadside Position

**NAV/RV**

£11,800

**RENT**

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

**V.A.T.**

The property has not been elected for V.A.T.

**E.P.C**

Available on request

**VIEWING**

By appointment only, alternatively virtual viewings can be booked.

**LEGAL**

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

**TSA Property Consultants**

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

**Anti-Money Laundering**

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**

The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.