

Office, Retail, Restaurant / Cafe, Open Storage,
Showroom

TO LET / FOR SALE

TSA Property
Consultants



697 Pollokshaws Road, Glasgow, G41 2AB

Office / Retail / Restaurant / Cafe / Open Storage / Showroom To Let or For Sale, Glasgow

Summary

| | |
|-----------------------|-------------------|
| Tenure | To Let / For Sale |
| Rent | £35,000 per annum |
| Price | £435,000 |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon enquiry |

Key Points

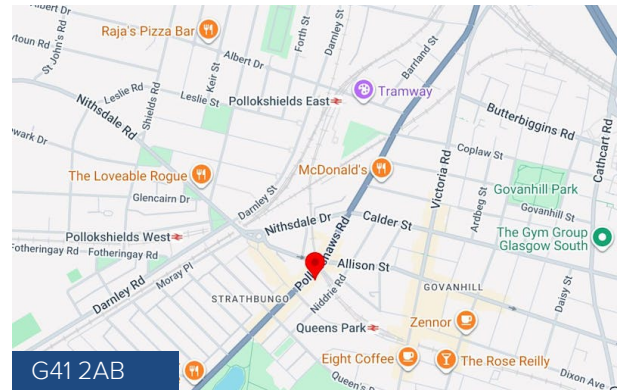
- Rarely Available Unit
- Ground & Basement
- Immediately Available
- Rent: o/o £35,000p.a
- Prime Strathbungo Location
- Retail / Cafe / Office / Showroom
- Incentive Package Available
- Sale: o/o £435,000

Summary

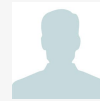
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| Rent | £35,000 per annum |
| Price | £435,000 |
| Business Rates | Upon Enquiry |
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Description

Rarely available corner unit positioned within the highly sought-after Strathbungo area of Glasgow. Occupying a prominent corner at Pollokshaws Road and Torrissdale Street, the property comprises a ground and basement unit within a traditional sandstone tenement, fitted out with extensive servery, prep and storage facilities. Extending over two levels, the space is ideally suited businesses seeking a prime Southside location. Available immediately on a new lease at offers over £35,000 per annum.



Viewing & Further Information



Will Rennie

07581396092 | 0141 237 4324

will@tsapc.co.uk

TSA Property Consultants

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Rarely Available Unit

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LOCATION

The property is situated on the south side of Torrissdale Street at its junction with Pollokshaws Road within the suburb of Strathbungo in Glasgow's south side.

Shawlands is a vibrant neighbourhood located in the Southside of Glasgow, Scotland. It is known for its lively atmosphere, diverse community, and a rich mix of amenities. The area is situated about 3 miles south of Glasgow city centre, making it easily accessible by public transport, including trains and buses.

The neighbourhood is known for its cultural vibrancy, with numerous cafes, bars, restaurants, and independent shops contributing to a lively street scene. In recent years, Shawlands has seen significant investment and regeneration efforts, aimed at improving infrastructure, amenities, and the overall appeal of the area and has recently been voted one of the trendiest places to live in Scotland.

PROPERTY

The property comprises the ground floor and basement of a larger traditional sandstone mixed use tenemental development. Internally the property offers an open plan retailing space with disabled w.c. facilities.

The basement is accessed via a staircase to the rear of the demise offering cold store, w.c facilities, cellar, ancillary storage and rear door.

NAV/RV
£31,500



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Rarely Available Unit

RENT

The property is available on a new head lease for o/o £35,000p.a

SALE

The property is available on a freehold basis for o/o £435,000

V.A.T.

Figures quoted exclusive of V.A.T.

LEGAL

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



697 Pollokshaws Road, Glasgow, G41 2AB

Rarely Available Unit

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.