

TO LET - RETAIL

50 WESTBOURNE CRESCENT
BEARSDEN, GLASGOW, G61 4HE



KEY HIGHLIGHTS

- 435 sq ft
- Well-presented salon / class 1A premises
- Well suited for salon, beauty, retail, office, cafe etc.
- On-street parking provided
- Available from January 2027
- Available on new FRI lease - £950 PCM, no VAT
- Eligible for 100% rates relief

SUMMARY

Available Size	435 sq ft
Rent	£950 per month
Rates Payable	£2,549.30 per annum Some occupiers may be eligible for 100% rates relief
Rateable Value	£5,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Well-presented ground floor salon / class 1a premises forming part of a larger neighbourhood parade.

Externally benefits from large display window with customer entrance protected by an electrically operated security shutter.

Internally the subjects are well-presented with main open-plan area to the front with cutting stations down each side, two backwashes to the rear plus kitchen tea-prep, WC and storage.

On-street parking is provided to the front.

LOCATION

The subjects are situated on Westbourne Crescent within the affluent and highly desirable Glasgow suburb of Bearsden, approximately 6 miles north-west of Glasgow City Centre.

Bearsden is widely regarded as one of Glasgow's most sought-after residential suburbs, benefiting from a substantial population and an attractive mix of family housing and is situated in close proximity Castlehill Primary School.

Neighbouring occupiers include Elite Hair Salon, The Little Groom Co and Image Beauty.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	435	40.41	Available
Total	435	40.41	



VIEWING & FURTHER INFORMATION

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