



1827 Maryhill Road

Glasgow, G20 0DF

Prime Healthcare Facility - Fully Fitted Turnkey Opportunity

976 sq ft
(90.67 sq m)

- Fully fitted healthcare facility suitable for a variety of uses
- Currently registered with Healthcare Improvement Scotland (HIS)
- Eligible for 100% business rates relief
- Excellent transport links
- Available for Immediate Occupation

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Summary

Available Size	976 sq ft
Price	Offers in excess of £120,000
Rateable Value	£9,900 The unit will qualify for 100% rates relief under the Small Business Bonus Scheme for eligible businesses. Please enquire with the selling agent for more information.
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Well-positioned and fully operational, this established property is currently registered with Healthcare Improvement Scotland as an independent healthcare facility. Designed to meet clinical standard, the premises includes compliant sinks, specialist hospital-grade flooring, mechanical ventilation, and widened door access for emergency use.

The layout features one licensed minor surgery room, three additional medical consultation rooms, bathroom, kitchen, and a spacious basement offering excellent storage or future development potential. Externally, the property benefits from land to the side and rear, providing scope for expansion or additional use. The premises are alarmed with security cameras additionally.

An ideal opportunity for GP practices, dental clinics, aesthetic or minor surgical providers, or beauty and wellness businesses seeking a compliant, ready-to-use space in a strong location.

Further pictures are available at:

<https://m.search-prop.com/1827-maryhill-road-glasgow>

Location

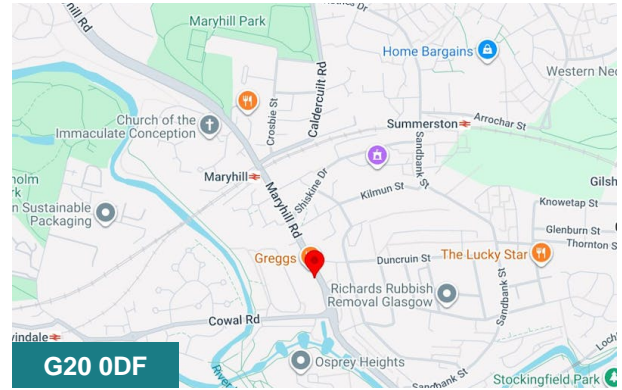
The property is well located in a prominent position on Maryhill Road, an arterial route within the West End of Glasgow with strong passing traffic in a primarily residential area.

On street parking is available immediately outside of the premises while bus and train links are within a few minutes walk of the property.

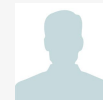
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	753	69.96	Available
Basement	223	20.72	Available
Total	976	90.68	



Viewing & Further Information



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