

TO LET

Office, Retail

201 MAIN STREET, BRIDGETON,
GLASGOW, G40 1QH

the single fronted shop sits under a non-illuminated fascia board and is accessed via a flush single pedestrian door

-  Main road frontage
-  Busy thoroughfare
-  No VAT payable on rent
-  Rates exemption potential
-  Excellent transport links



LOCATION

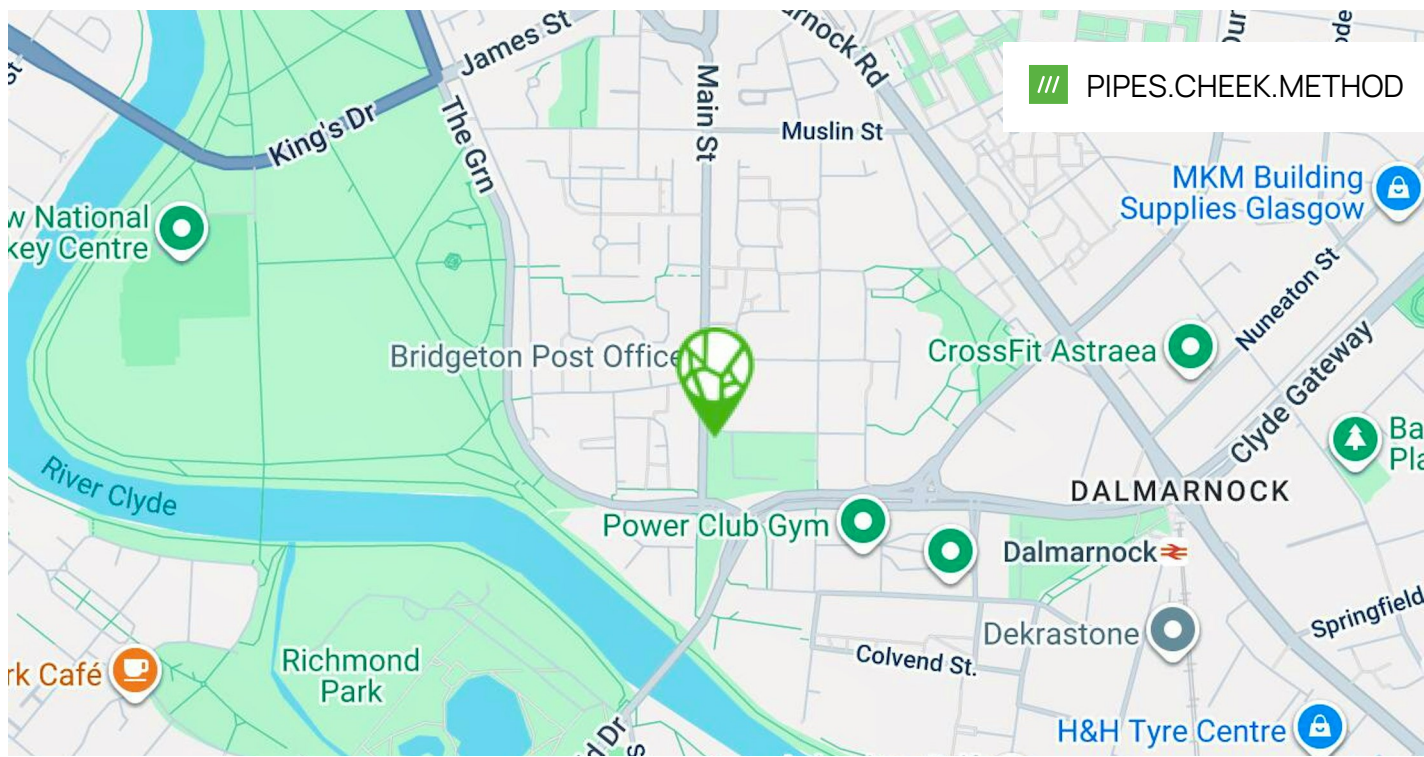
Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network.

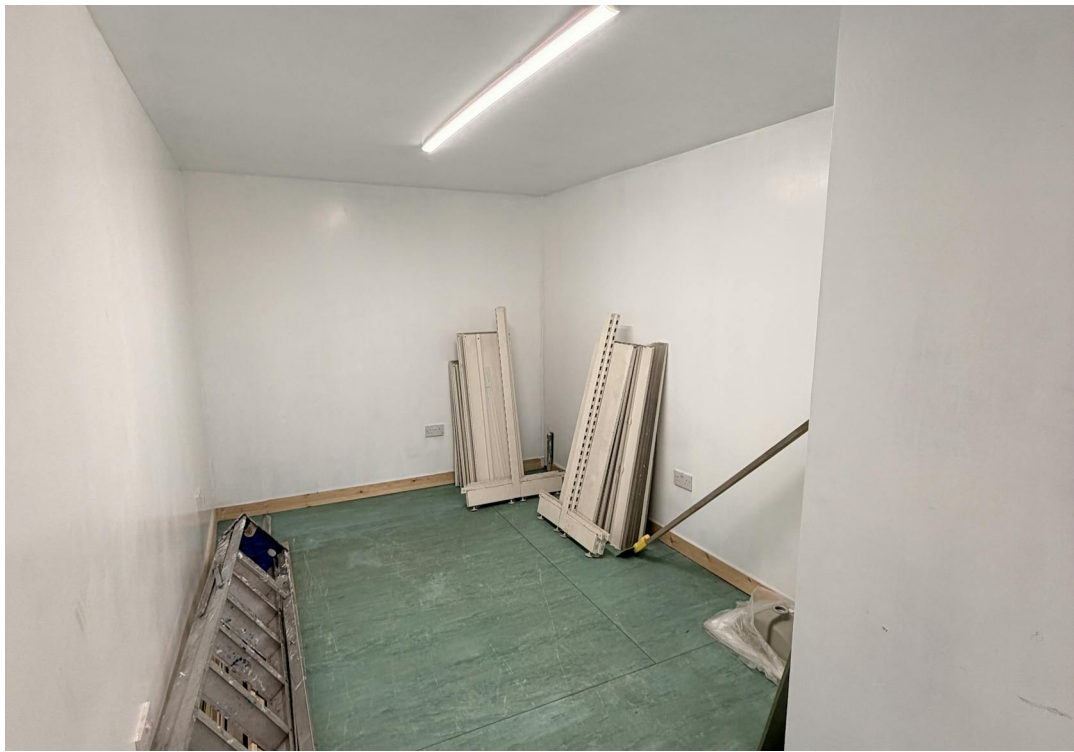
The Bridgeton area is located in the east end of the city. Main Street links the A730, Glasgow Road with the A74, London Road. The subjects are situated on the east side of Main Street between the junctions for Franklin Street and Rumford Street within a residential pocket to the south of Bridgeton Cross. The area offers good on-street car parking provision and is in close proximity to Bridgeton Railway Station which provides excellent links to Glasgow city centre.

DESCRIPTION

The property comprises a ground floor retail unit within a mid-terraced, red sandstone tenement building, under a pitched and slated roof. The building is arranged over 3 floors, providing retail space on the ground floor and residential accommodation above.

Externally, the single fronted shop sits under a non-illuminated fascia board and is accessed via a flush single pedestrian door which leads into the sales area. The frontage is protected by a roller shutter. Internally, the retail space is rectangular in shape. The floor is covered in commercial vinyl and the walls are of plaster/paint. The suspended grid ceiling incorporates LED box lighting. There is no gas supply to the property and space heating is provided electrically. A storage space and welfare facilities are provided to the rear of the shop.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	408	37.90

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £9,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

To be reassessed.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



Shahzad Shaffi

0141 291 5786 | 07742 333 933

ss@kirkstoneproperty.com



Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Date of Publication: October 2025

Get in touch | 0141 291 5786 | info@kirkstoneproperty.com

BUYING, SELLING & LETTING | BUSINESS SALES | STRATEGIC ASSET MANAGEMENT | INVESTMENT ADVISORY | LEASE RENEWALS | RENT REVIEWS