

FOR SALE

Retail

10 COCHRANE STREET, BARRHEAD,
GLASGOW, G78 1RF

The subjects comprise a ground and
basement floor retail shop within an end
terraced red sandstone tenement building

-  Property over 2 floors
-  Well presented premises
-  Excellent transport links
-  Free on street parking
-  VAT free opportunity
-  87.75 sqm (956 sq ft)



LOCATION

The town of Barrhead sits 8 miles south west of Glasgow city centre and benefits from its own railway station on the Glasgow southwestern line providing access to Glasgow Central Station in just over 10-minutes. Junction 3 of the M77, which joins the M8/M74 motorway network, is 15 minutes' drive.

The property is located on the east side of Cochrane Street and is visible from the A736, the principal route, which connects Barrhead to Hillington. Nearby occupiers include Kwik Fit, VPZ and Farmfoods.

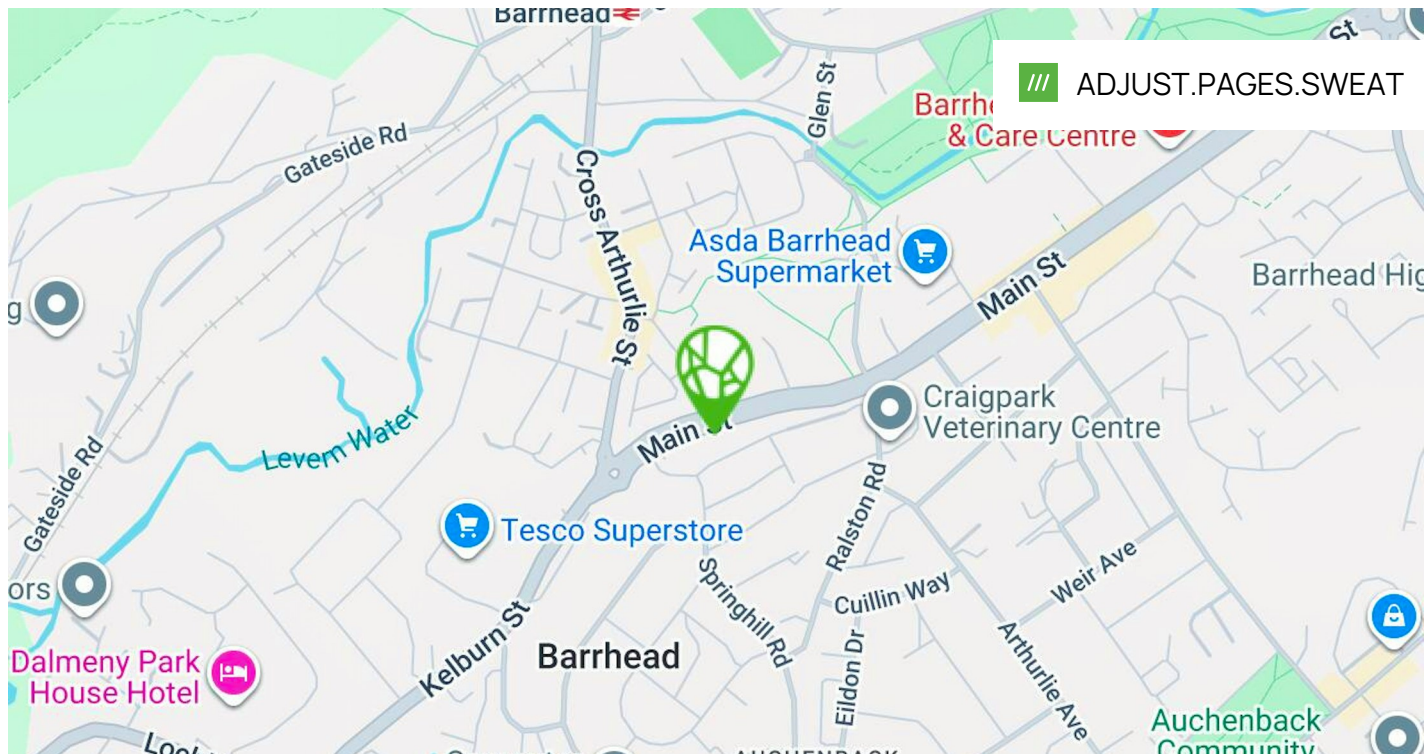
DESCRIPTION

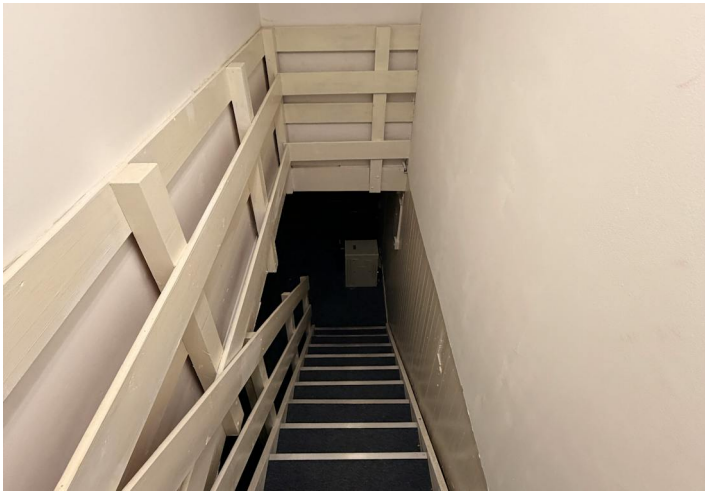
The subjects comprise a ground and basement floor retail shop within an end terraced red sandstone tenement building. The building offers mixed use accommodation over four floors.

The shop has a glazed PVC frontage under a non-illuminated fascia board and is accessed via a single pedestrian door. The frontage is protected by roller shutters.

Internally, the space is cellular with an office, kitchen, store and WC to the rear. The basement is accessed via a stairwell at the rear of the shop. The floor is covered in carpet, the walls are of PVC and the suspended grid ceiling incorporates LED box lighting.

There is no gas supply to the property and space heating is provided electrically.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	956	88.82

PRICE

Offers over £95,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) in the subjects with vacant possession.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,100. The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

Not applicable

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 2026