

Convenience Store, Office, Retail, Retail - Out Of Town

TO LET / FOR SALE

TSA Property Consultants



87 Commercial Road, Glasgow, G5 0RG

Corner Retail Unit Available in New Residential Development 1,193sq ft

Summary

Tenure	To Let / For Sale
Available Size	1,193 sq ft / 110.83 sq m
Rent	£15,000 per annum
Price	£160,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Located In New Residential Development
- Corner Position
- 1,193sq ft
- Lease Incentives Available
- Ground Floor Commercial Unit
- Shell Condition With W.C. & Utilities
- Class 1 Consent
- Rent: o/o £15,000p.a.x

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Summary

Available Size	1,193 sq ft
Rent	£15,000 per annum
Price	£160,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a ground floor commercial unit with return frontage onto Old Rutherglen Road and Commercial Road within a newly constructed steel framed residential development.

The property is presented in a shell condition, with utilities and services installed with a w.c. in place.

The property currently benefits from class 1 retail consent however may lend itself to conversion to residential (subject to obtaining necessary consents)

Area
110.86sqm (1,193sq ft)

Location

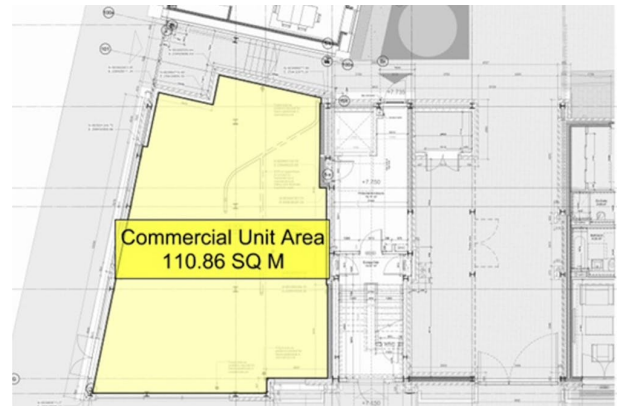
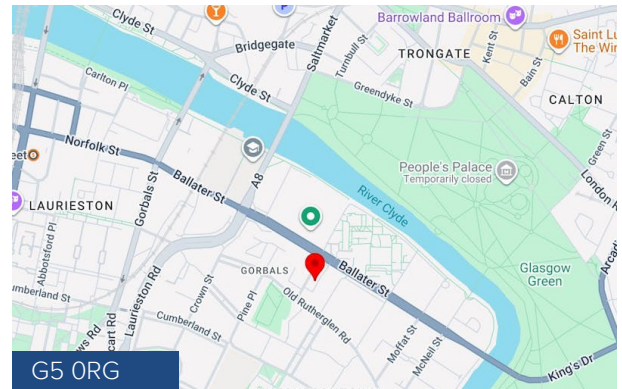
Situated within the new Cottonyards development by Westpoint homes situated on the corner of Old Rutherglen Road and Commercial Road within the New Gorbals suburb of Glasgow.

The New Gorbals in Glasgow's South Side has undergone significant regeneration since the 1990s. The Crown Street project replaced failed post-war high-rises with traditional tenement-style housing, mixing social rent, shared ownership, and private homes. Led by New Gorbals Housing Association (NGHA), this shift has improved living conditions, reduced deprivation, and introduced elements of gentrification through better amenities and a more diverse population, while retaining community roots.

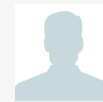
With plans for 152 new affordable social rent homes designed by Page\Park and Elder & Cannon Architects on the cleared site. A recent 28-home scheme (flats and terraced houses) has also been delivered, and NGHA continues modernising stock and building new units.

The North Laurieston Masterplan (joint NGHA and Glasgow City Council effort) drives planned growth, aiming for mixed housing, pedestrian-friendly streets, cycle improvements, and better use of listed buildings. It seeks to create a vibrant city-centre extension with up to hundreds more homes across phases, enhancing public realm and connectivity while addressing housing needs.

The immediate Greater Gorbals area has a population of around 8,500–10,500, reflecting a dense inner-urban neighbourhood with a relatively young and increasingly diverse demographic. Proximity to the River Clyde and city centre supports its role as a regenerating residential catchment.



Viewing & Further Information



Will Rennie

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TSA Property Consultants

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Old Rutherglen Road, New Gorbals, Glasgow G5 0RE

Located In New Residential Development

- Ground Floor Commercial Unit
- Corner Position
- Shell Condition With W.C. & Utilities
- 1,193sq ft
- Class 1 Consent
- Lease Incentives Available
- Rent: o/o £15,000p.a.x

LOCATION

Situated within the new Cottonyards development by Westpoint homes situated on the corner of Old Rutherglen Road and Commercial Road within the New Gorbals suburb of Glasgow.

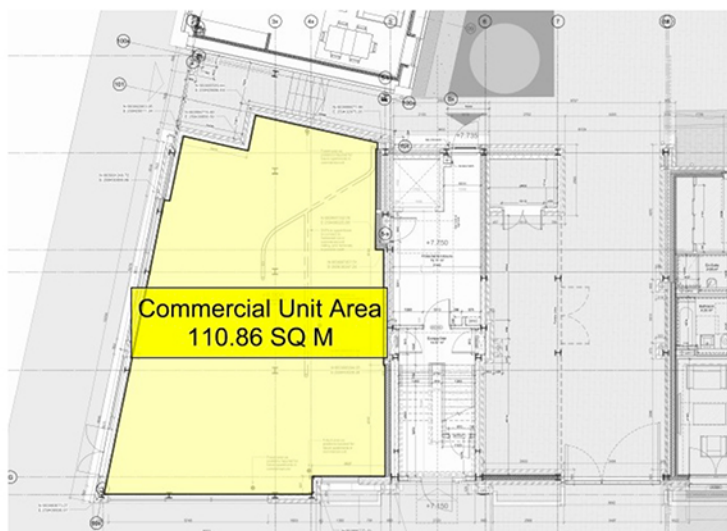
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PROPERTY

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Located In New Residential Development

AREA
110.86sqm (1,193sq ft)

NAV/RV
The property has yet to be assessed by the local authority for entry onto the valuation roll

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £15,000p.a.x

V.A.T.
The transaction will attract V.A.T.

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

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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.