

TO LET

 **GRAHAM
SIBBALD**

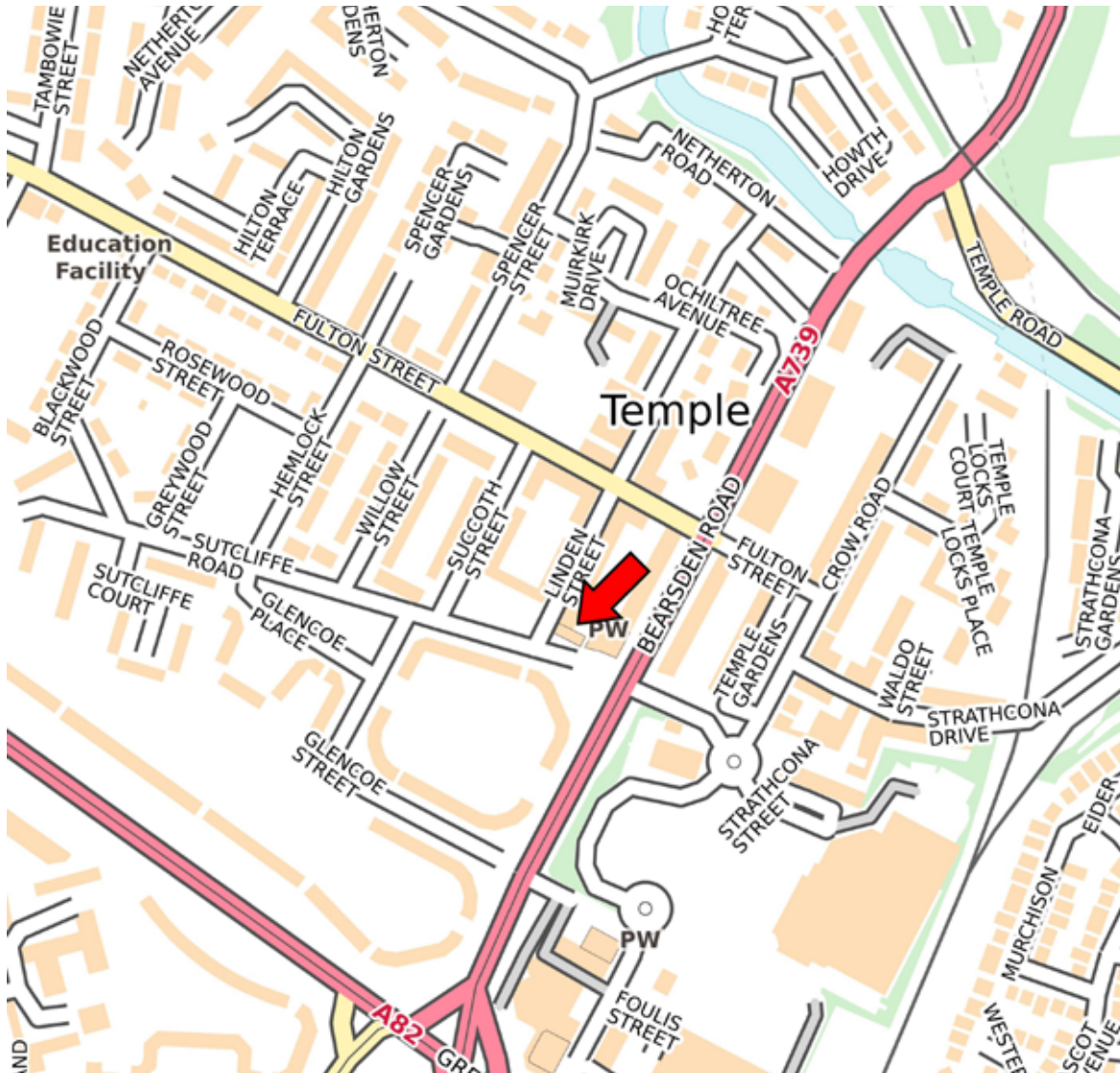


**4 Linden Street,
Glasgow, G13 1DQ**

- Former church hall
- Suitable for variety of uses
- Excellent location
- On street parking available
- Extends to approximately 145.47 sq.m. (1,566 sq.ft.)
- Close to Anniesland Cross
- Rental offers in excess of £17,500, exclusive of VAT.

LOCATION

The property is located in the highly popular Anniesland area of Glasgow, near Great Western Road. This area of the city has excellent transportation links, with many bus routes on Great Western Road and Crow Road, along with Anniesland train station a 10 minute walk away.



Nearby occupiers include Morrisons, Costa Coffee, Dominos, Lidl, Gym Group and many others.

DESCRIPTION

The property comprises a single storey building, currently used as a church hall. Internally the property provides a large open plan layout with toilet, office and kitchen facilities. Externally there is a small lane that runs to the left of the unit.

ACCOMMODATION

The property has the following approximate floor areas:

Net Internal Area: 145.47 sq.m. (1,566 sq.ft.)

TERMS

The property is offered on a new lease and offers in excess of £17,500 per annum, exclusive of VAT, are sought. It is likely that a Closing Date will be set for offers and, as such, interested parties are recommended to advise the letting agent of their interest.

Please note that our client will seek a rental deposit as part of any new lease arrangement.

RATING

The property is listed in the Valuation Roll with the following Rating Assessment:

Rateable Value: £4,400

At this level of Rating Assessment an ingoing tenant will be eligible for 100% rates relief under the Small Business Bonus Scheme.



EPC

An EPC has been prepared for the premises and is available for inspection.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction however for the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.