TO LET

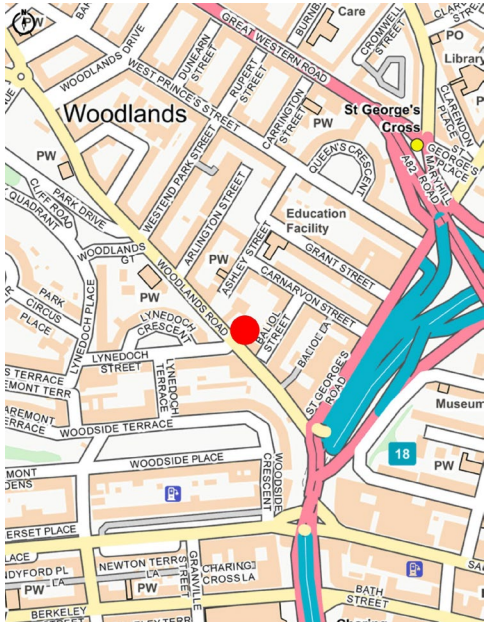
PRIME WEST END RETAIL PREMISES

GRAHAM SIBBALD



52-60 WOODLANDS ROAD, GLASGOW, G3 6HA

- Substantial retail premises
- Popular west end location
- Extends to approximately 556.08 sq.m. (5,986 sq.ft.)
- Prominent location
- Suitable for a variety of uses





To arrange a Viewing Contact:



TERRY MCFARLANE
Director
terry.mcfarlane@g-s.co.uk
07766 551 663



LOUISE GARTLAND
Commercial Property Agent
louise.gartland@g-s.co.uk
07917 684 033

LOCATION
Woodlands is one of the most popular locations in Glasgow and a thriving residential area within walking distance of the city centre. The area is popular with students and young professionals taking advantage of the proximity to Glasgow University, the west end and the city centre.

The subjects are located on Woodlands Road, one of the main throughfares into the city centre from the west end. The property benefits from high levels of passing vehicular traffic along with regular bus services along Woodlands Road. Notable nearby occupiers include Pure Gym, Hobs Studio, Tinderbox, Starbucks, Sainsbury's Local, Coffee Pod, and a variety of local bars and local traders.

DESCRIPTION/ACCOMMODATION
The subjects comprise a retail unit arranged over ground and basement floors within a larger four-storey red sandstone tenement building The property benefits from return frontage onto Baliol Street.

Internally the unit is in excellent condition and the ground floor provides open plan retail space with staff facilities including kitchen and WC.

ACCOMMODATION
In accordance with the RICS Property Measurement Professional Statement (6th Edition), we calculate the following approximate net internal area:

Floor	SQ.M	SQ.FT
Ground	326.74	3,517
Basement	229.34	2,469
Total	**556.08**	**5,986**

LEASE TERMS
The premises are offered on Full Repairing and Insuring terms.

RENT
Price on application. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT
The subjects are entered in the Valuation Roll with a Rateable Value of £45,750.

The poundage rates for 2026/2027 is £0.48.1 in the pound.

VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE
An EPC has been prepared for this property and can be provided upon request.

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

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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2026