TO LET
LICENSED CAFÉ / DELI

GRAHAM SIBBALD



THE OLD MILL SHOP, BALFRON ROAD, KILLEARN, GLASGOW, G63 9NJ

- Rarely available retail unit
- Benefits from an alcohol licence
- Popular rural location
- Extends to approximately 62.08 sq.m. (668 sq.ft.)
- Potential for rates exemption
- Suitable for a variety of uses

LOCATION

The subjects are located within the established and popular residential village of Killearn, within Stirlingshire. The village is located approximately 15 miles north of Glasgow and lies beneath the Campsie Fells, in close proximity to Loch Lomond. Surrounding villages include, Drymen, Croftamie, as well as Balfron. Local and national commercial outlets are available within the neighbouring districts of Bearsden or Milngavie. The village is principally residential in character, being developed with a wide variety of good quality villas and bungalows. Killearn serves as a popular commuting village.

Specifically, the subjects occupy a back-lying position to the east of Balfron Road at its junction immediately north of Main Street. The property is accessed off Balfron Road.

Other nearby occupiers include several independent retailers and licensed operators including Killearn Pharmacy, The Old Mill Restaurant & Pub, Mulberry Bush and The Kitchen Window Killearn. Several bus operators run regular services to Glasgow and Stirling respectively.



DESCRIPTION

The subjects comprise a back-lying ground floor retail premises formerly utilised as a licensed café. The property is of traditional sandstone construction and has been finished to the front with a painted finish. The main roof is pitched in nature and overclad in bitumen felt. A flat roof extension exists at the west elevation and is also covered by bitumen felt. External grounds have been finished with soft landscaping.

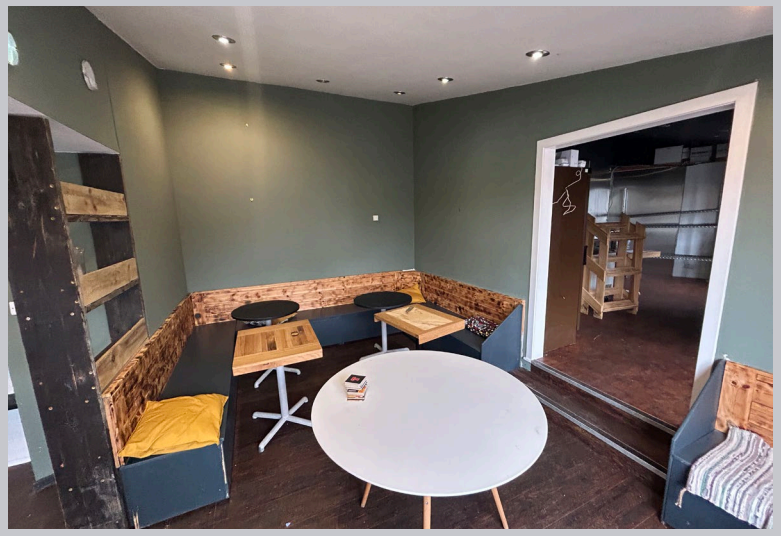
Internally, the property provides modern open plan retail space with associated staff welfare facilities, kitchen / tea prep, main counter area and customer seating areas. Finishes include timber floors, painted plasterboard walls and newly installed double-glazed windows.

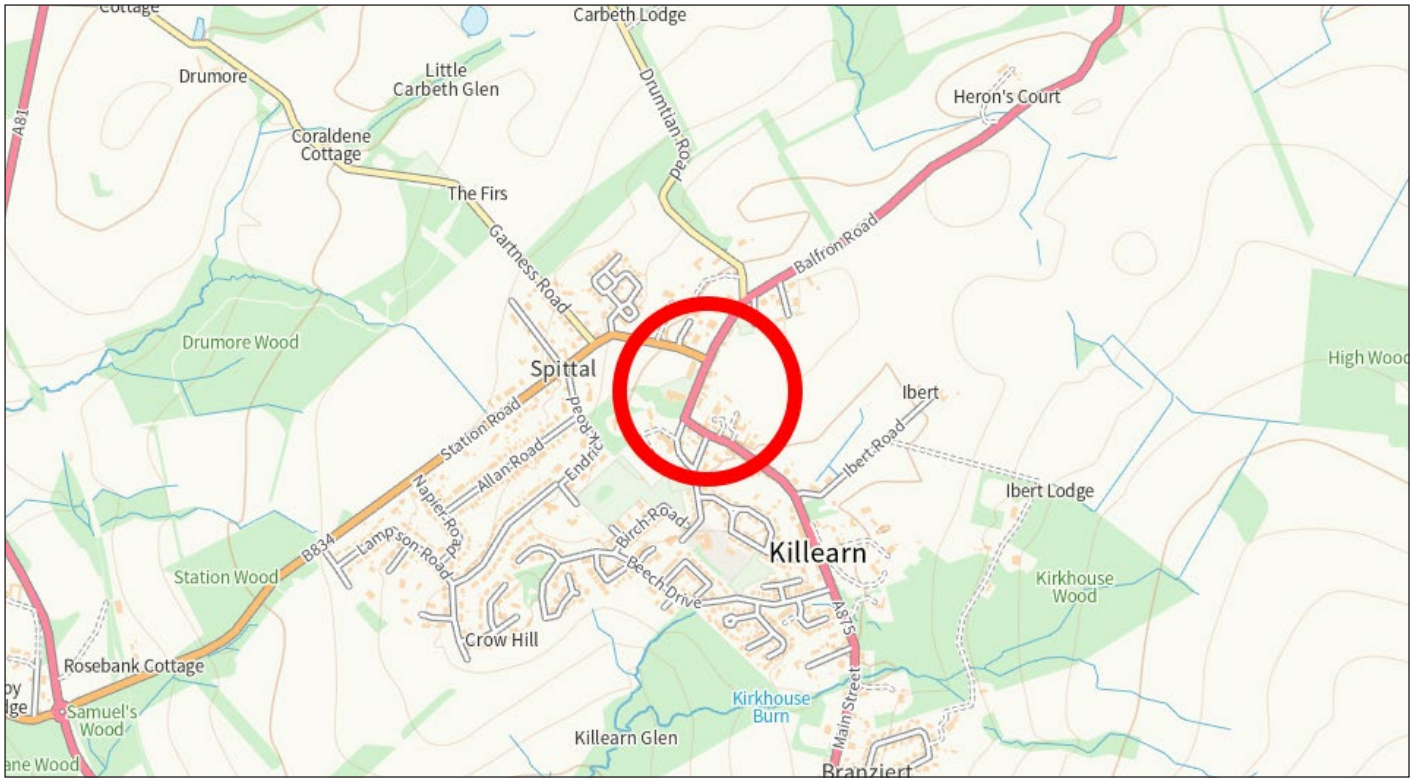
The property would be suitable for a café, delicatessen, food takeaway etc.

ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground: 62.08 sq.m. (668 sq.ft.)





LEASE TERMS

The premises are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.

RENT

Our clients are seeking offers in excess of £10,000 per annum. Incentives are available for long-term tenants.

RATING ASSESSMENT

The current Rateable Value is £6,000. However, we understand the Rateable Value will increase to £7,200 from 1st April 2026.

At both rating assessments, the property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

LICENCE

Please contact the letting agents for further information.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted as exclusive of VAT at the prevailing rate.

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

To arrange a viewing please contact:



RYAN FARRELLY
Associate
ryan.farrelly@g-s.co.uk
07900 390 078



EMMA SMITH
Commercial Property Agent
emma.smith@g-s.co.uk
07435 863 212

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: December 2025

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.