kirkstone

TO LET

Takeaway

1158-1160 SHETTLESTON ROAD, GLASGOW, G32 7PQ

Internally, the space is in shell condition with a suspended grid ceiling incorporating LED box lighting.

- Main arterial route
- Busy thoroughfare
- Rear service yard
- Ample free parking
- 133.73 sqm (1,440 sq ft)

0141 291 5786 kirkstoneproperty.com

kirkstone

LOCATION

Shettleston lies between the neighbouring areas of Parkhead to the west, and Baillieston to the east, and is about 2.5 miles from Glasgow's city centre. The subjects are located on Shettleston Road at its junction with Amulree Street.

The property is within easy reach of public transport by way of bus services that run along the A89 Shettleston Road, which is one of the main thoroughfares of Glasgow's east end.

The nearest rail links are from Shettleston train station which takes less than a 5 minute drive to reach.

Nearby occupiers include Greens of Shettleston, Subway, Betfred and Boots Pharmacy.

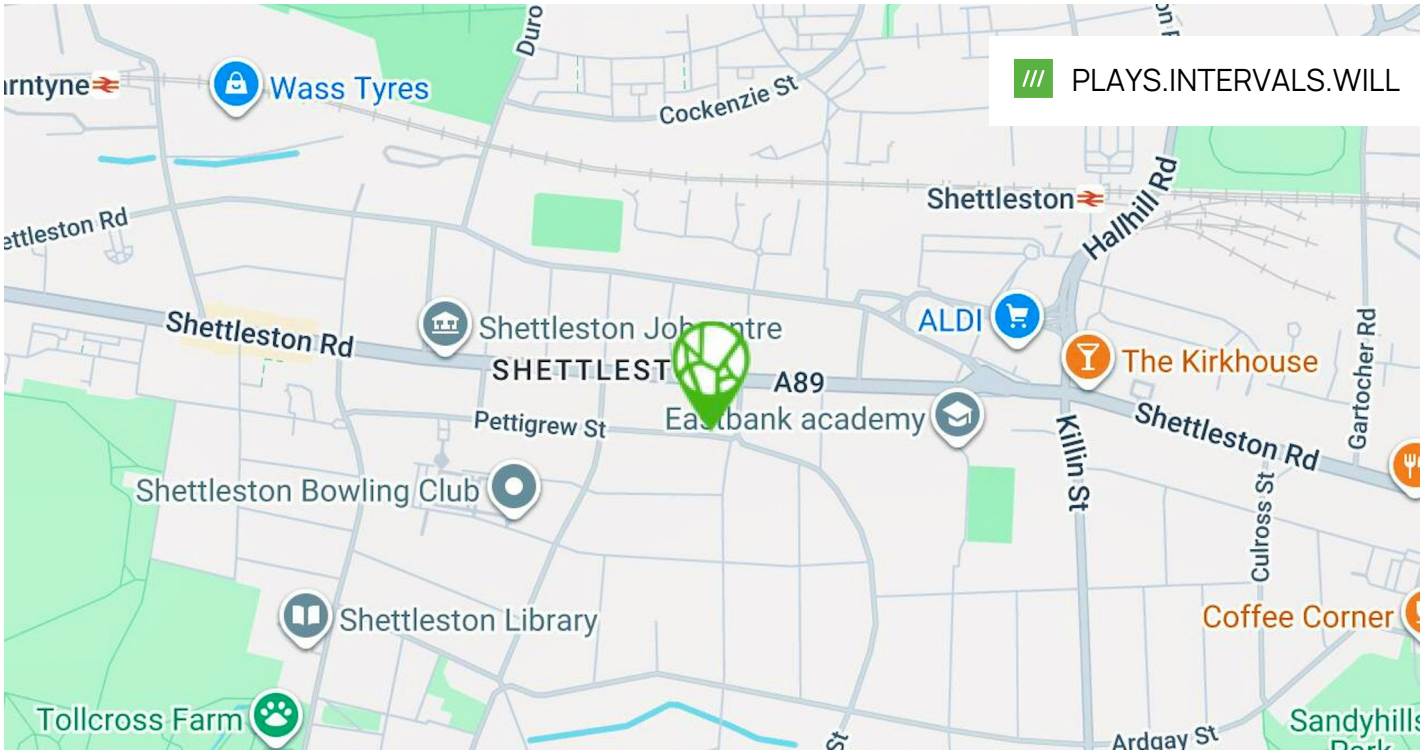
DESCRIPTION

The subjects comprise a ground floor hot food takeaway within a single storey building.

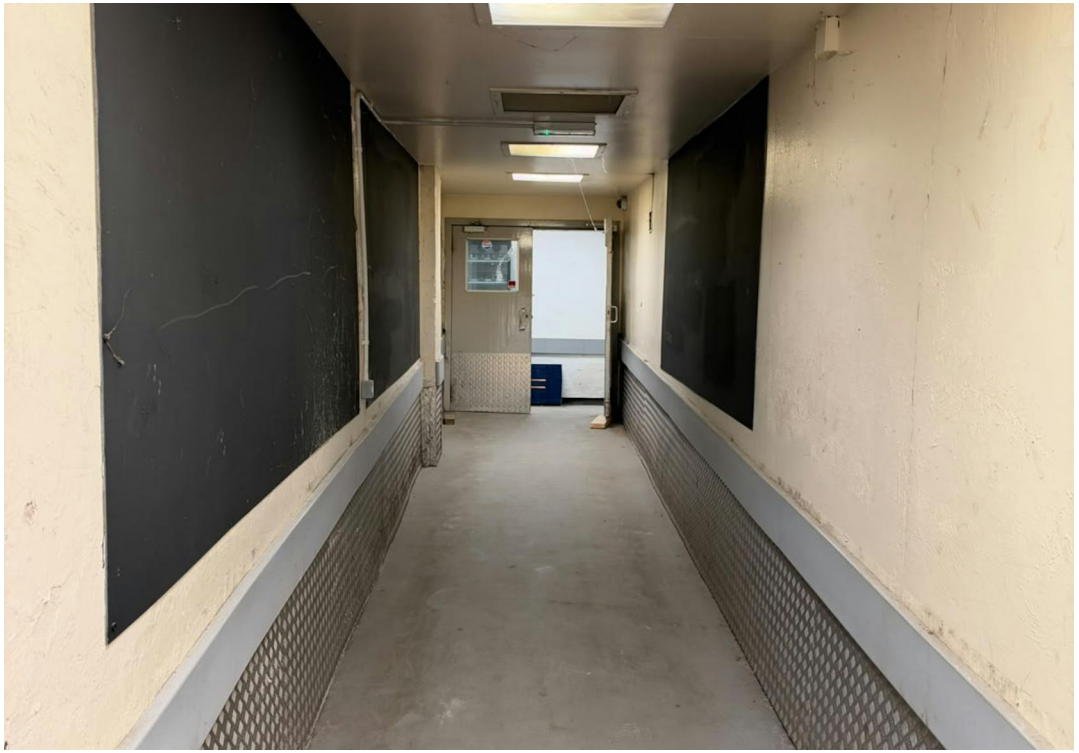
The aluminium and glazed frontage shop is accessed via a single pedestrian door which leads into the open plan area. The frontage is protected by electric roller shutters.

Internally, the space is in shell condition with a suspended grid ceiling incorporating LED box lighting.

There is a store to the rear and access to a communal car park at the rear of the building.



0141 291 5786 kirkstoneproperty.com



kirkstone

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	1,440	133.78

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £24,500 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

To be re-assessed.

EPC

A copy of the EPC is available upon request.

VAT

Applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi
0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com

RICS Regulated by RICS

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