TO LET - RETAIL

168-170 HOLMLEA ROAD

GLASGOW, G44 4BA



KEY HIGHLIGHTS

- 538 sq ft
- Situated on busy main arterial route
- Available on new FRI lease - £12,000 pa - no VAT
- On-street parking provided
- Well-fitted salon / beauty premises
- Benefits from Class 1A consent
- Eligible for 100% rates relief

SUMMARY

Available Size	538 sq ft
Rent	£12,000 per annum
Rates Payable	£4,040.40 per annum Some occupiers may be eligible for 100% rates relief.
Rateable Value	£8,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent double-fronted retail premises forming part of a larger tenement building.

Externally benefits from a modern double shopfront with customer entrance.

Internally provides main open-plan salon space, 2 x treatment rooms, backwash room, kitchen and WC.

LOCATION

The subjects occupy a prominent position on the west side of Holmlea Road, opposite the junction with Cathcart Road, within the Cathcart area of Glasgow approximately three miles
south of the city centre.

Holmlea Road connects with Cathcart Road, providing access to the city centre travelling north and various areas of the Southside travelling south along Clarkston Road.

Excellent public transport links are provided with numerous bus services operating on Holmlea Road itself whilst Mt Florida Railway Station is a 5-minute walk north.

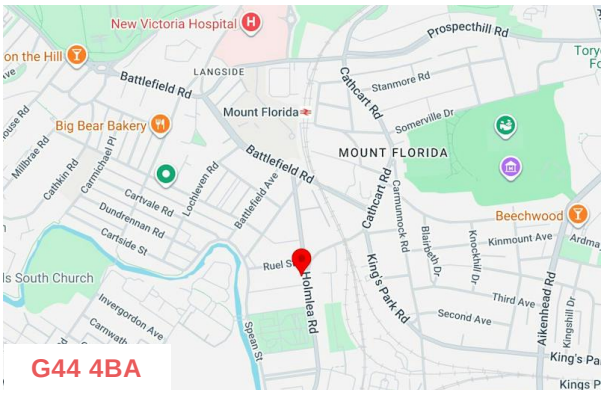
On-street parking is provided.

Neighbouring occupiers include Ceylon Tea House, Slays lounge Beauty Salon, Pretty Woman Salon, Finance Expert and Acupuncture & Herbs.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	538	49.98	Available
Total	**538**	**49.98**	









VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 09/11/2026