

Glen & Co
Chartered Surveyors
0141 204 3255
www.glenandco.co.uk

TO LET – CORNER SALON / RETAIL UNIT

1 WESTMUIR STREET, PARKHEAD CROSS, GLASGOW, G31 5EH

Ground Floor 45.47 sq m (489 sq ft)

Rent: £10,000 per annum (no VAT)

Glen & Co
Chartered Surveyors

TO LET
1 WESTMUIR STREET, PARKHEAD CROSS, GLASGOW, G31 5EH

Location

Parkhead Cross lies approximately 2 miles east of Glasgow City Centre. Formed at the intersections of Westmuir Street, Duke Street and Tollcross Road, the Cross is the focal point for the surrounding densely populated areas. The Forge Shoppping Centre and Forge Market Hall are approximately ¼ mile to the north of the Cross.

The subjects themselves sit on the north eastern side of Parkhead Cross, at the junction between Westmuir Street and Duke Street. The area is popular with a mix of national and independent retailers with occupiers in the vicinity including Ladbrokes, Greggs and Farmfoods.

For an interactive Google Streetview of the location CLICK HERE

Description

The premises comprise a ground floor lock up shop within a traditional sandstone tenement building. Protected by internal security shutters, there are extensive glazed display frontages to both Westmuir Street and Duke Street.

Most recently used as a hair and beauty salon, the unit offers attractively fitted clear ground floor retail space together with a single wc compartment and small kitchen area at the rear.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th edition), we estimate the premises to extend to the following approximate floor areas:

Ground Floor Net Internal Area:	45.47 sq m (489 sq ft)

Rating

From enquiries made at saa.gov.uk, the premises are entered on the current Valuation Roll as follows:

SHOP - NAV/RV - £4,800

With the RV set at this level, qualifying occupiers should be able to apply for the Small Business Bonus Scheme that provides 100% relief on Rates payments, reducing the annual bill to £0. .

Energy Performance Certificate

The property has an EPC rating of G

Planning

The property has the benefit of Class 1a (Retail and Office) Use. Due to the proximity of residential property immediately above we consider it unlikely the property would be suitable for any sort of hot food or restaurant use.

Terms

Subject to securing vacant possession, our clients are offering the premises on the basis of a letting for a minimum five years duration at a commencing rental of £10,000 per annum.

A security deposit equivalent to 3 months rent will be required on entry.

We understand the property has not been elected for VAT and VAT will therefore not be charged on rent and other outgoings.

Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting the costs of any Land and Buildings Transaction Tax and Registration Dues that may be payable.

Entry

Subject to our clients securing vacant possession, entry is available from September 2026 and on conclusion of missives.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

T: 0141 204 3255
M: 07766 026 747
E: david@glenandco.co.uk

Date of publication: August 2026

Misrepresentation Act 1967: Messrs D Glen & Co Ltd t/a Glen & Co for themselves and the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Glen & Co nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These particulars are believed to be correct at the point of compilation but may be subject to subsequent amendment.