TO LET

RETAIL UNIT

NIA: 212.59 SQM (2,288 SQFT)

Prime Retail Unit Situated Within Attractive Parade

Suitable For A Variety Of Uses Subject To Planning

High Levels Of Passing Vehicular And Pedestrian Traffic

Rental: OIEO: £35,000 p.a.

CLICK HERE FOR LOCATION!



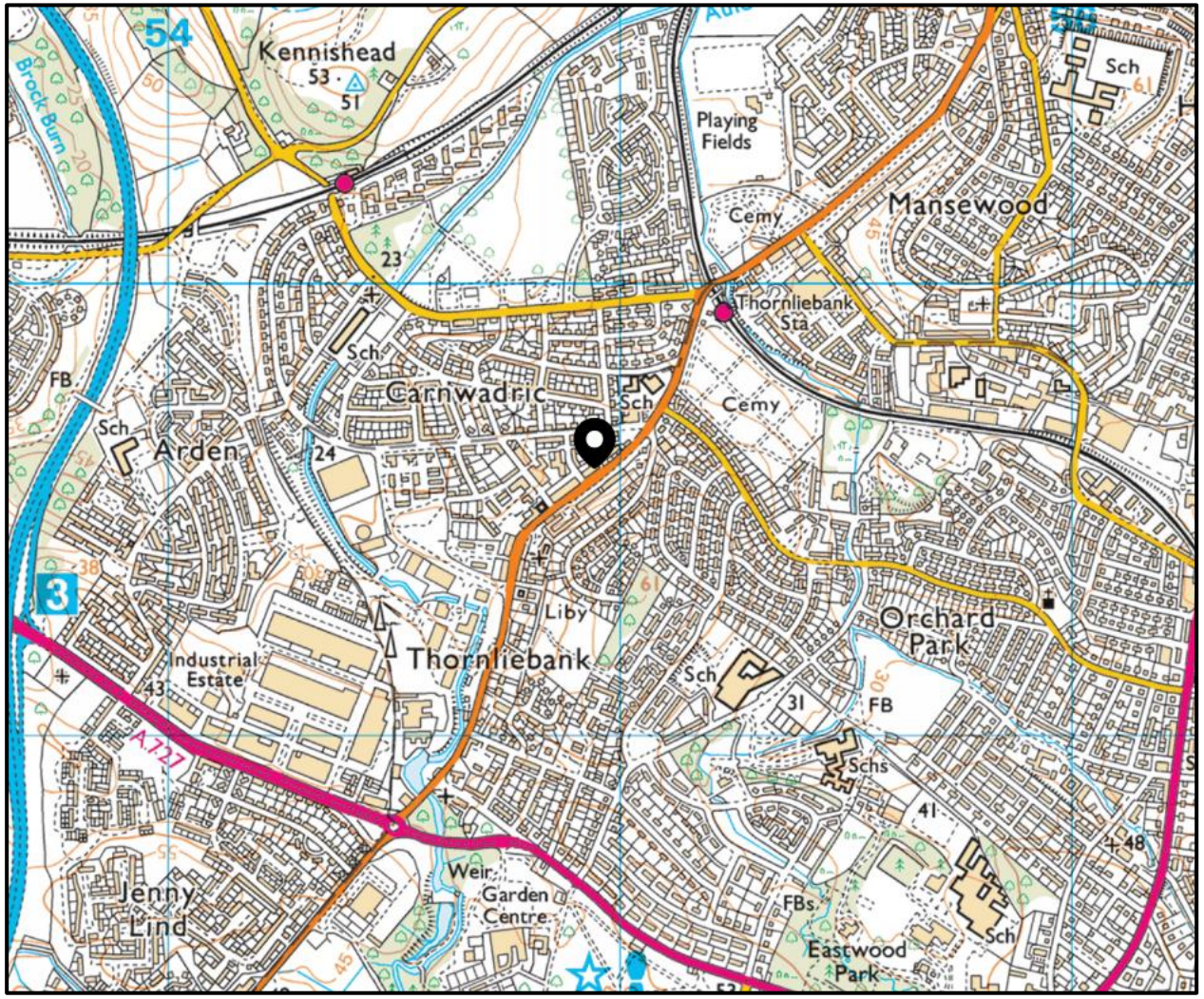
83-85 MAIN STREET, THORNLIEBANK, GLASGOW, G46 7RY

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SHEPHERD COMMERCIAL

Location

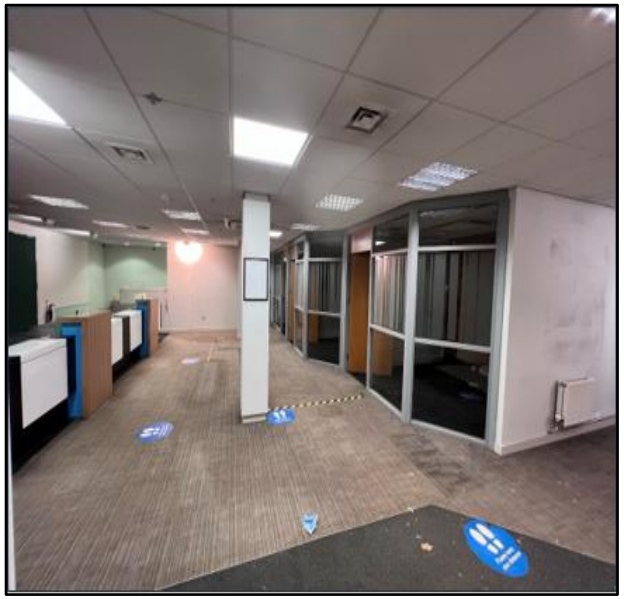


Thornliebank is located 7.5 Miles south of Glasgow City Centre being set within the East Renfrewshire council district. More specifically, the subjects are located on the south side of Main Street within a busy retailing parade.

The surrounding area offers a mix of residential housing and commercial units, with national occupiers such as Subway, Greggs, McDonalds and Spar all being located nearby. A number of transport links are available nearby including Thornliebank train station located 0.3 miles from the subjects as well as a number of bus routes running through the Main Street to the city centre.

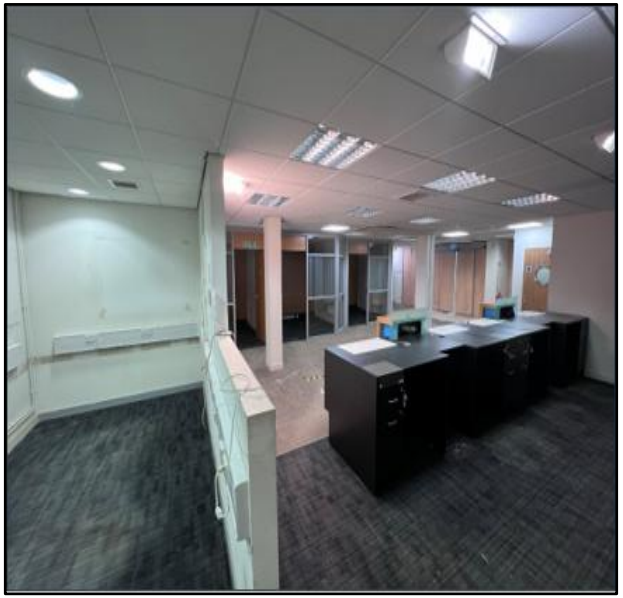
CLICK HERE FOR LOCATION

Description









The subjects comprise of a ground and first floor former banking premises within a two-storey mixed use development. Externally, the subjects are presented with large double display windows as well as an electric sliding pedestrian access door, all being secured via steel roller shutters.

The premises were previously utilised as a bank and have been configured and fitted out accordingly. Internally, the subjects allow for an open plan sales area to the front with a number of partitioned offices populating the perimeter. The first floor provides W/C and staff break out areas. A fire exit door to the rear leads to a communal car park suitable for loading.

The subjects may lend themselves well to subdivision, with further details on this available upon request.

ACCOMMODATION

	SQM	SQFT
Accommodation	212.59	2,288
TOTAL	**212.59**	**2,288**

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

RENTAL

Our client is seeking rental offers in excess of £35,000 per annum.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £23,000. The rate for 2026/27 is 48.1p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

The subjects are not elected for VAT.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. REVISED: December 2026.

SHEPHERD COMMERCIAL