TO LET

Prominent City Centre Retail Premises

NIA:- 209.35 SQM (2,253 SQFT)

Modern Retail Premises

Situated on Busy Thoroughfare Within Glasgow City Centre

Suitable For A Variety Of Uses (Subject To Planning)

Extensive Glazed Frontage

High Levels Of Passing Pedestrian and Vehicular Traffic

Rent: OIEO: £27,000 per annum

CLICK HERE FOR A VIRTUAL TOUR!



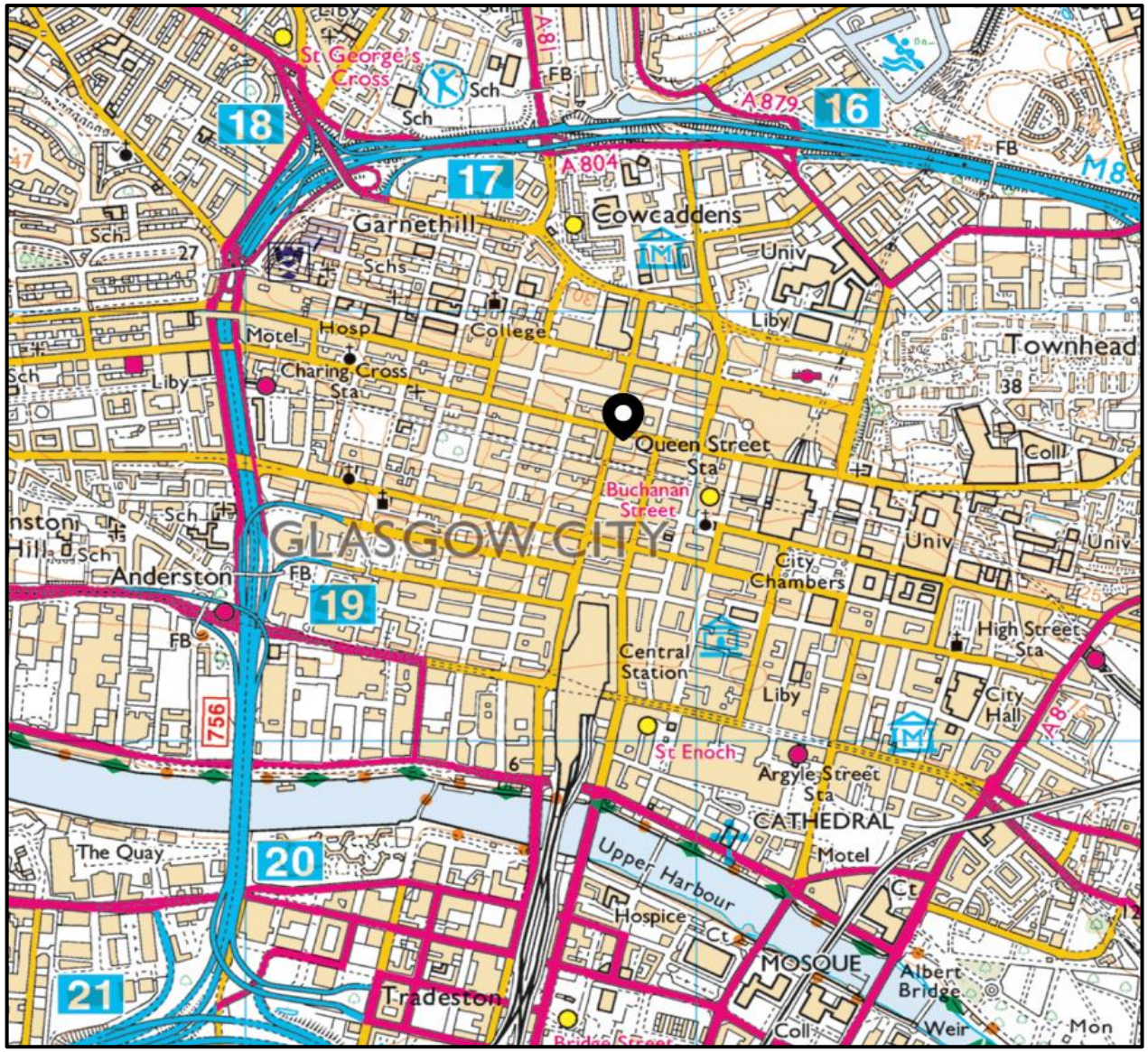
Boundary Lines For Indicative Purposes Only

75 BATH STREET, GLASGOW, G2 2DH

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Location



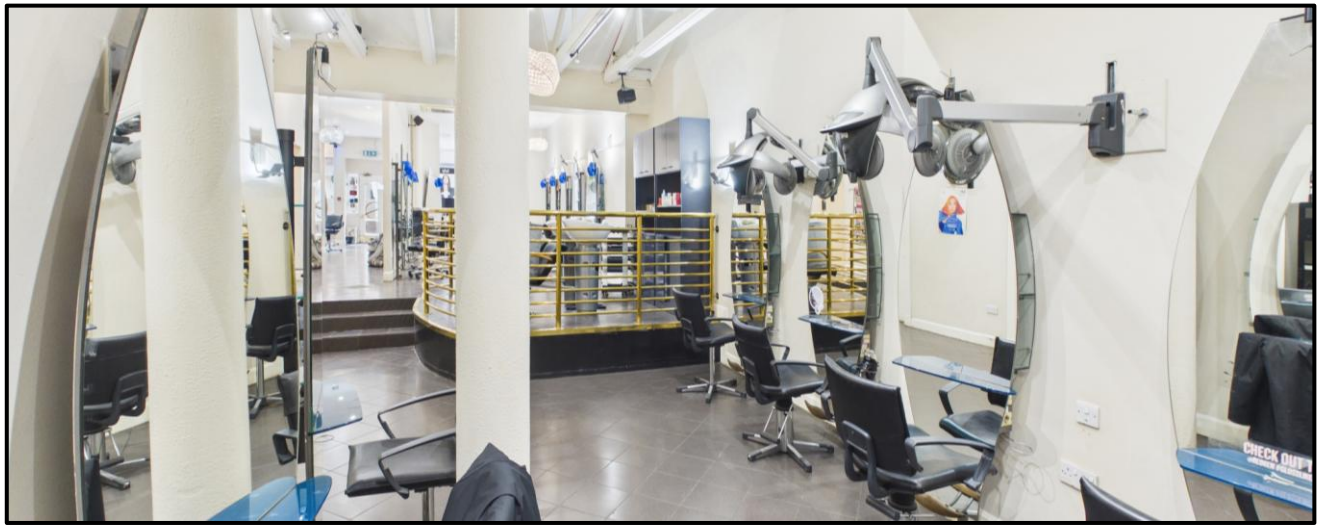
The subjects are located in Glasgow, Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative capital of the West of Scotland, located on the shores of the River Clyde.

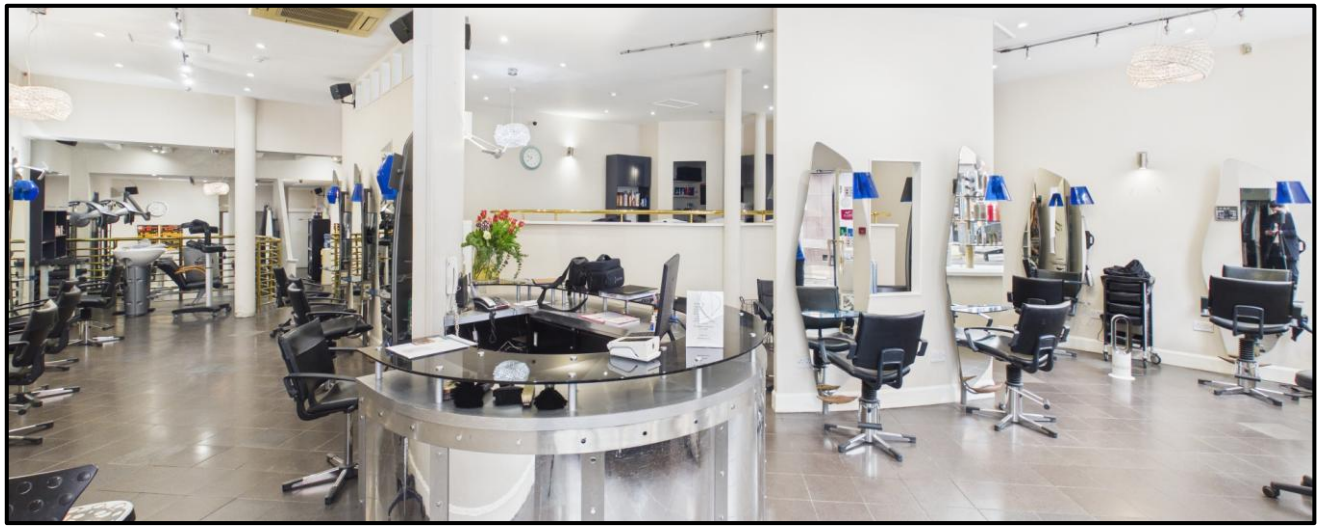
Glasgow benefits from excellent transport links, including two major train stations, Glasgow Central & Glasgow Queen Street, providing services throughout the UK. This is further enhanced by Glasgow International Airport and a comprehensive motorway network which provides access to all of Scotland's major cities as well as the North of England.

More specifically, the subjects occupy a prominent position on Bath Street, which as one of the main arterial routes within Glasgow City Centre. The surrounding area benefits from a strong host of retailing occupiers including JD Wetherspoons, Buck's Bar and McDonald's.

CLICK HERE FOR LOCATION

Description





The subjects comprise of a mid-terraced, ground floor retail unit, forming part of a larger 4 storey sandstone building with offices on the upper floors. The property benefits from dedicated pedestrian access via Bath Street as well as an attractive glazed frontage.

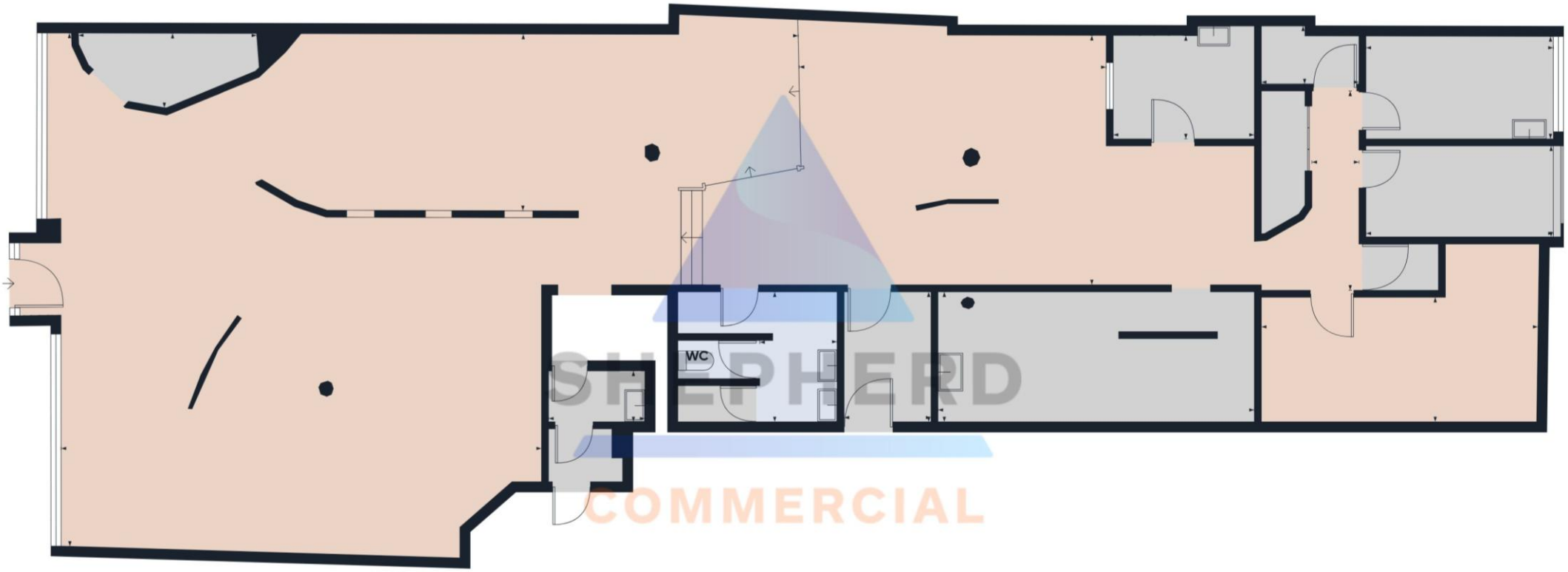
Internally, the subjects benefit from a high-quality fit-out in-line with the previous tenants use as a hairdressers. This includes an open plan sales area to the front with a tiled floor covering and spotlights incorporated throughout. This is further complimented by multiple cellular rooms, W/C facilities and storage space to the rear.

ACCOMMODATION

	SQM	SQFT
Ground Floor	209.35	2,253
TOTAL	**209.35**	**2,253**

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

Floor Plan



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Floor Plans Are For Indicative Purposes Only

The Detail

RENT

Our client is seeking offers in excess of £27,000 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property benefits from Class 1A Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £29,750. The rate poundage 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.

LEGAL COSTS

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

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. **PUBLISHED: April 2026.**

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