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## TO LET (MAY SELL)

1381 Gallowgate, Glasgow G31 4EX

- ✓ Fully refurbished traditional Class 1A retail premises
- ✓ Turnkey opportunity for Owner Occupier or Investor
- ✓ Established parade fronting onto principal thoroughfare in Glasgow's East End
- ✓ NIA: 29.88 sq m (322 sq ft)

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Commercial Valuation | Agency | Investment Advice  
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### Location

The subject property is situated on the northmost side of Gallowgate close to its junction with Ewing Place a short distance to the west of Parkhead Cross within Glasgow's East End. Fronting onto Gallowgate, one of the primary routes to and from the city centre from this part of Glasgow, the property benefits from strong levels of passing vehicular traffic and a relatively densely populated surrounding area. It also lies in close proximity to Celtic Park, the home to Celtic Football Club, the Glasgow International Arena and both the Forge Retail Park and Forge Shopping Centre. Free on-street parking is available along with public bus stops on either side of the road while several railway stations including Dalmarnock, Duke Street and Carntyne are within walking distance.

### Description

The subject property comprises a traditional self contained Class 1A retail premises that holds a central position on an established retail parade that extends the entire ground floor of a terrace of traditional four storey tenement buildings with residential flatted dwellings above.

The unit has recently undergone a comprehensive refurbishment, including a full electrical rewire, and is well suited to a range of potential uses. It offers a turnkey opportunity for both owner-occupiers and investors alike.

### Accommodation

The unit benefits from two open plan rooms, one to front and a further to the rear, along with a dedicated toilet.

### Floor Area

We calculate the net internal floor area of the property at 29.88 sq m (322 sq ft).

### Rent

Quoting rent on application.

Alternatively, our client may consider a sale of the property.

### Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £3,700 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises is £35,000 or less.

### Energy Performance Certificate

The Energy Performance Certificate rating is C.

### Offers

In the normal Scottish form addressed to this office.

### Acquisition Costs

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant/purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

### VAT

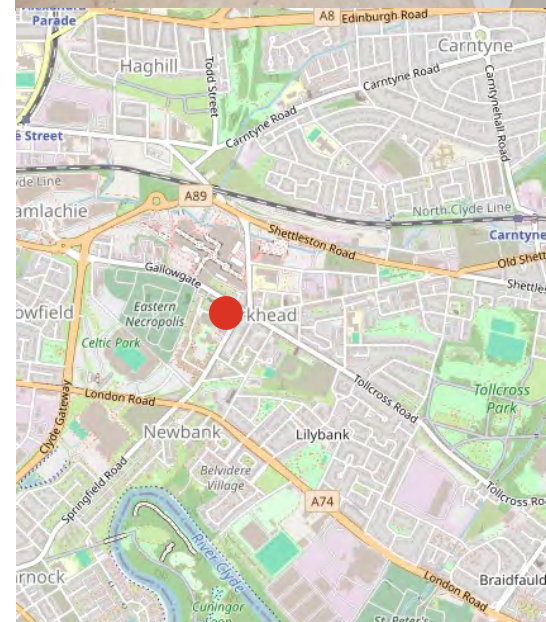
We have been advised that the property is not VAT elected and therefore understand that VAT is not payable.

### Date Of Entry

To be mutually agreed.

### Anti-Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



### VIEWING AND FURTHER INFORMATION

By appointment through the sole agent, Allied Surveyors Scotland Ltd

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