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SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
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TO LET

35 Main Street, Busby G76 8DS

- ✓ Attractive Class 1A retail premises
- ✓ Would suit a variety of uses including current hair and beauty
 - ✓ Available from October 2026
 - ✓ NIA 28.60 sq m (308 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

The subjects are in Busby, a popular and affluent residential suburb of Glasgow's south side lying some 6 miles southeast of the city centre. The city, which is situated on the west side of the Central Belt of Scotland, lies approximately 40 miles to the west of Edinburgh and has an indigenous population in the region 650,000.

The property is located on the north most side of Main Street, a small section of the A727 road, to the east of its junction with Cartvale Court and directly opposite Riverside Terrace. The A727 is an arterial thoroughfare between the town of East Kilbride in the southeast and Junction 3 of the M77 motorway to the northwest and therefore the subjects benefit from reasonably heavy levels of passing vehicular traffic with free on street parking in the area along with a public car park positioned directly opposite. Busby railway station and public bus stops on either side of the carriageway are within a short walk.

DESCRIPTION

The subject property comprises an attractive self contained retail premises that is contained on the ground floor of a traditional two storey and attic detached building.

Currently operating as a hair and beauty salon, the property would suit a likeminded business but could also accommodate a variety of alternative uses including a private clinic or high street office.

The subjects are available to lease from October 2026 or earlier by way of negotiation.

ACCOMMODATION

The unit benefits from a traditional shopfront with single leaf entrance door affording direct level access and an associated display window providing good levels of natural light to the main open plan retail area. Both the door and window are protected by external automated shutters and surmounted by prominent retail fascia board. The retail area has been subdivided in part with stud partitioning to form hair cutting and washing stations to the front with a private treatment room, toilet and staff tea prep area to the rear although could be reconfigured if required.

A small self contained store is found on the ground floor of a turnpike stair that is formed on the rear elevation of the building providing access to the upper levels. This store is accessed from grounds to the rear via a path to the east of the building.

FLOOR AREA

We calculate the net internal floor area of the property at 28.60 sq m (308 sq ft).

RENT

Our client is seeking offers over £6,500 per annum for an initial lease term of 5 years.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £2,900 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers therefore 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 G.

OFFERS

In the normal Scottish form addressed to this office.

VAT

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

COSTS

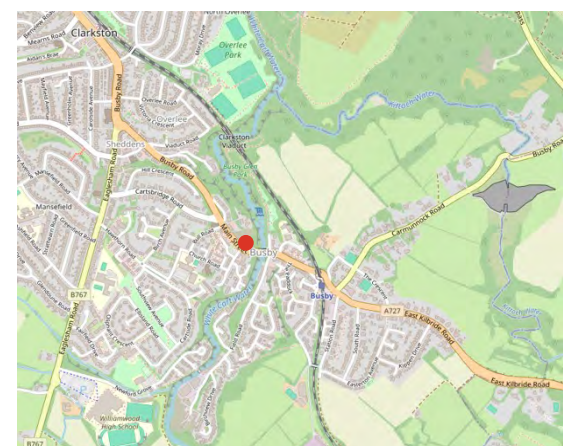
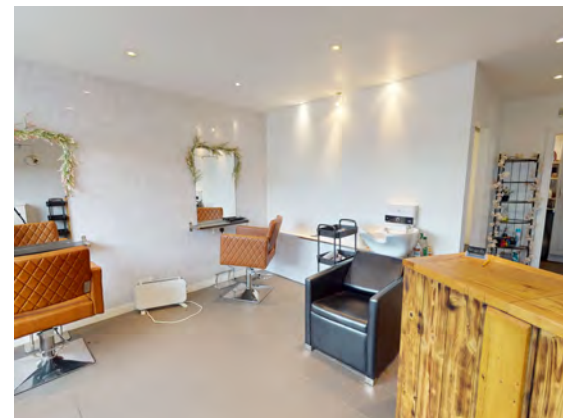
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

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 letting agent, Allied Surveyors Scotland Ltd

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Regulated by

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