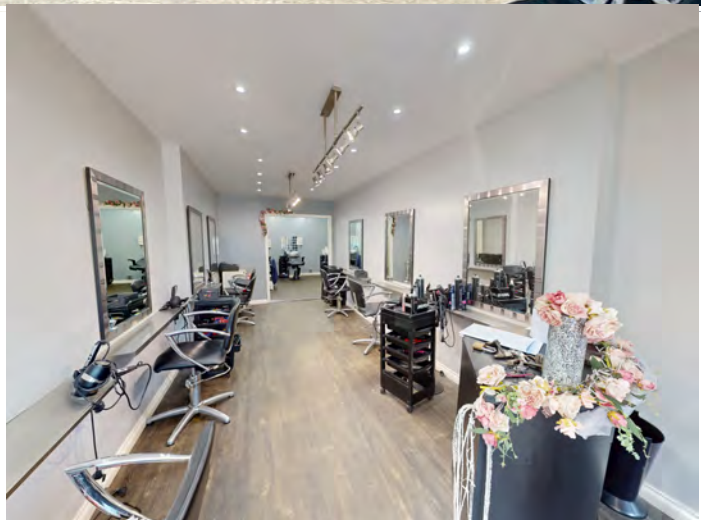




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TO LET (MAY SELL)

1879 Maryhill Road, Glasgow G20 ODE

- ✓ Fully fitted hairdressing salon
- ✓ Traditional Class 1A retail premises
- ✓ Would suit a variety of alternative uses
- ✓ Available for immediate occupation
- ✓ NIA: 41.49 sq m (447 sq ft)

[CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

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LOCATION

The subjects hold a mid-terraced position on an established retail parade on the southwestern side of a section of Maryhill Road that lies between Glencloy Street to the north west and Cowal Road to the south east within the Maryhill area of Glasgow a couple of miles north west of the city centre. Maryhill Road forms part of the arterial A81 road, a principal thoroughfare leading from the city centre and the motorway network to the northwest of the city and therefore the property is subject to relatively heavy levels of passing vehicular traffic whilst also benefiting from a relatively densely populated surrounding area that is benefiting from a level of regeneration. St Mary's Primary School lies directly opposite on the north eastern side of Maryhill Road. Free on-street parking is afforded on both Maryhill Road and nearby streets whilst Maryhill railway station and several public bus stops are within walking distance.

DESCRIPTION

The subjects comprise an attractive self-contained retail unit that holds a mid terraced position on an established retail parade that extends the entire ground floor of a block of four storey traditional tenement buildings with residential dwellings above.

The unit had until recently traded successfully for many years as a hairdressing salon, and retaining the previous occupier's fitout, would suit a likeminded business but could also accommodate a variety of alternative uses.

ACCOMMODATION

The unit benefits from an open plan configuration in the main with a principal retail area to the front leading to a slightly wider secondary space to the rear that has been subdivided in part to form a small galley type tea prep area and ancillary storage space. This area could be reconfigured if required. A dedicated toilet is accessed from the common close.

FLOOR AREA

We calculate the Net Internal Area of the property in accordance with the RICS Code of Measuring Practice (6th Edition) at 41.49 sq m (447 sq ft).

RENT

Our client is seeking a rent of £8,500 per annum.

Our client may also consider an offer to sell the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,400 effective 1st April 2026.

The uniform business rate for premises with a Rateable Value up to and including £51,000 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 B.

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

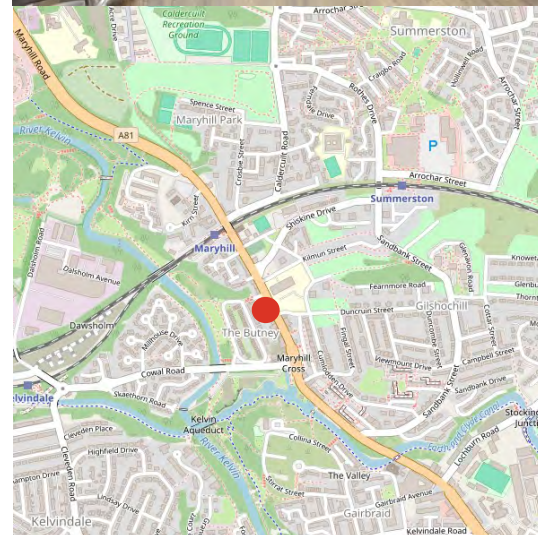
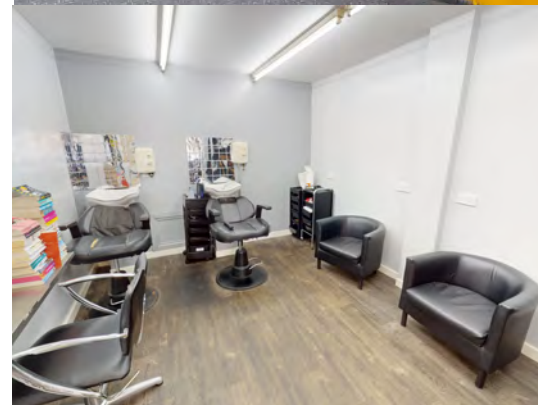
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant/purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

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 agent, Allied Surveyors Scotland Ltd

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