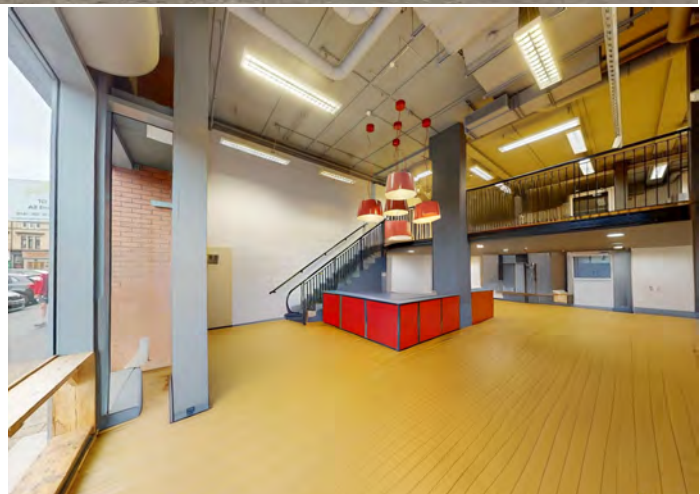




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## TO LET

7 Keith Street, Partick, Glasgow G11 6QQ

- ✓ Modern and fully accessible retail premises
- ✓ Former café with Class 1A and composite Class 3/11 use consent
- ✓ Popular West End location with access to excellent transport links and amenities
  - ✓ Asking £23,750 per annum
  - ✓ NIA: 173.19 sq m (1,864 sq ft)

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Commercial Valuation | Agency | Investment Advice  
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## LOCATION

The property is located within Partick, a prospering residential and commercial area forming part of the wider West End of Glasgow. Positioned on the eastern side of Keith Street, the subjects lie a short distance south of the arterial Dumbarton Road and Mansfield Park, with Kelvinhall Subway Station and the principal thoroughfare of Byres Road a short distance to the northeast. Partick Transport Hub affording access to bus and train links is also positioned within walking distance to the west. On street car parking is available outside the premises.

The immediate parade benefits from an eclectic mix of national and bespoke private traders with Tesco in occupation on the corner with Dumbarton Road while the wider area is also benefiting from the extensive redevelopment of the former Western Infirmary site by the University of Glasgow.

## DESCRIPTION

The property comprises a modern Class 1A retail premises that benefits from a large modern frontage with automated roller shutter, good sized main retail space with large associated mezzanine level that has dedicated lift access, rear storage space, kitchen and two toilets. The unit is formed on the ground floor of a modern four storey development holding a central position on the development's retail parade with residential dwellings above.

Formerly trading as a café under a Class 1A with composite Class 3 (Food and Drink) and Class 11 (Assembly and Leisure) use consent, the unit would suit a similar use although also has potential for a variety of alternative uses.

## FLOOR AREA

We calculate the net internal floor area of the property as:

Ground Floor: 105.94 sq m (1,140 sq ft)  
Rear and  
Mezzanine: 67.25 sq m ( 724 sq ft)  
Total: NIA: 173.19 sq m (1,864 sq ft)

## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575  
[grant.strang@alliedsurveyorsscotland.com](mailto:grant.strang@alliedsurveyorsscotland.com)

Gregor Hinks BSc MRICS | Tel. 0141 337 7575  
[gregor.hinks@alliedsurveyorsscotland.com](mailto:gregor.hinks@alliedsurveyorsscotland.com)

## RENT

Our client is seeking a rent of £23,750 per annum on full repairing and insuring terms for a period to be agreed.

## 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 £20,500 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.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C. Copies can be provided on request.

## OFFERS

In the normal Scottish form addressed to this office.

## VAT

The property is elected for VAT purposes and therefore for the avoidance of doubt VAT is payable.

## ACQUISITION 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 letting, before any transaction can proceed.

