

TO LET
RETAIL/OFFICE PREMISES

 **GRAHAM
SIBBALD**



**37 Main Street,
Glasgow,
G40 1QA**

- Ground floor retail/office premises
- Close proximity to Glasgow city centre
- Extends to approximately 50.84 sq.m. (547 sq.ft.)
- New FRI lease available
- Rental offers in excess of £8,000 per annum, exclusive of VAT.

LOCATION

The subjects are located on the east side of Main Street, between its junctions with Mackeith Street and Muslin Street, within the Bridgeton area of Glasgow approximately two miles east of Glasgow city centre. Public transport links including Bridgeton railway station are within walking distance.

DESCRIPTION

The subjects comprise a ground floor retail/office unit forming part of a larger four-storey traditional tenement building of red sandstone construction. The property offers an open plan retail/office space, display windows and roller shutter. The rear of the unit provides kitchen and WC facilities and benefits from gas central heating throughout. Neighbouring tenants include a mix of independent retailers and the property would suit a variety of uses.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 50.84 sq.m. (547 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £8,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting, it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £6,300

The rates poundage for 2025/2026 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

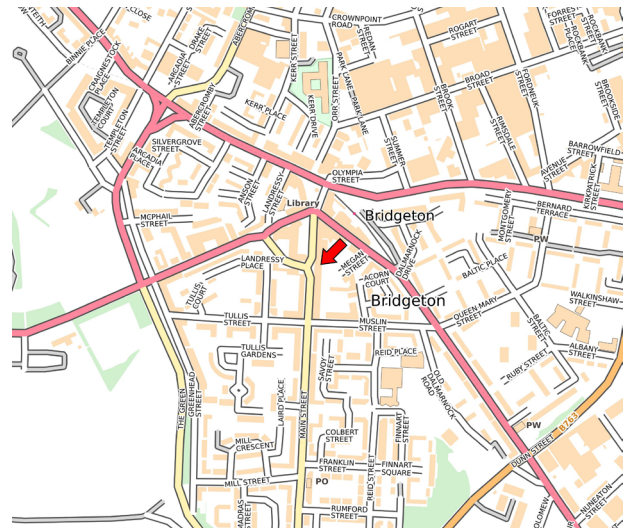
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.



To arrange a viewing please contact:



LOUISE GARTLAND
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07917 684 033



TERRY MCFARLANE
Director
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07766 551 663

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.