



TO LET

258 Nithsdale Road, Pollokshields, Glasgow, G41 5AN

- Prime property located in Pollokshields Glasgow
- Suitable for variety of use (Subject to planning)

LOCATION

The subjects are situated on Nithsdale Road, just off Dumbreck Road, within the sought-after Pollokshields area of Glasgow, a short drive from the city centre. The surrounding area is predominantly residential.

Dumbreck railway station is nearby, and frequent public transport services provide convenient and rapid access to Glasgow City Centre.

DESCRIPTION

A rare opportunity to acquire a traditional four-bedroom, fully detached sandstone villa occupying a prominent corner plot on Nithsdale Road. The property is believed to date from circa 1900 and offers spacious accommodation over two floors.

The accommodation comprises four ground floor rooms, four first floor rooms, a kitchen area, a main bathroom and two WC, a utility room, and an attic room. Externally, the property benefits from a private driveway providing off-street parking. The property is currently undergoing a full refurbishment and has been stripped back to shell condition. It will be suitable for a variety of commercial uses, subject to obtaining the appropriate planning consent from the local authority.

Landlord incentives may be available, depending on the proposed use.

RATEABLE VALUE

Rateable Value: The subjects will require to be reassessed for rating purposes.

RENT

P.O.A

EPC

A full copy of the certificate is available to interested parties upon request.

Planning

It is understood that the property currently is a residential home. The premises may be suitable for a range of alternative uses, subject to obtaining the appropriate planning permissions from the local authority.

ENTRY

TBC

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The tenant will also be liable for any applicable Registration Dues and Land and Buildings Transaction Tax (LBTT).

VIEWING & FURTHER INFORMATION

Viewing arrangements should be made by contacting: -

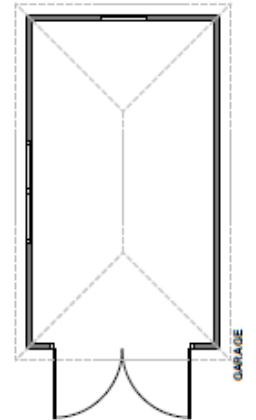
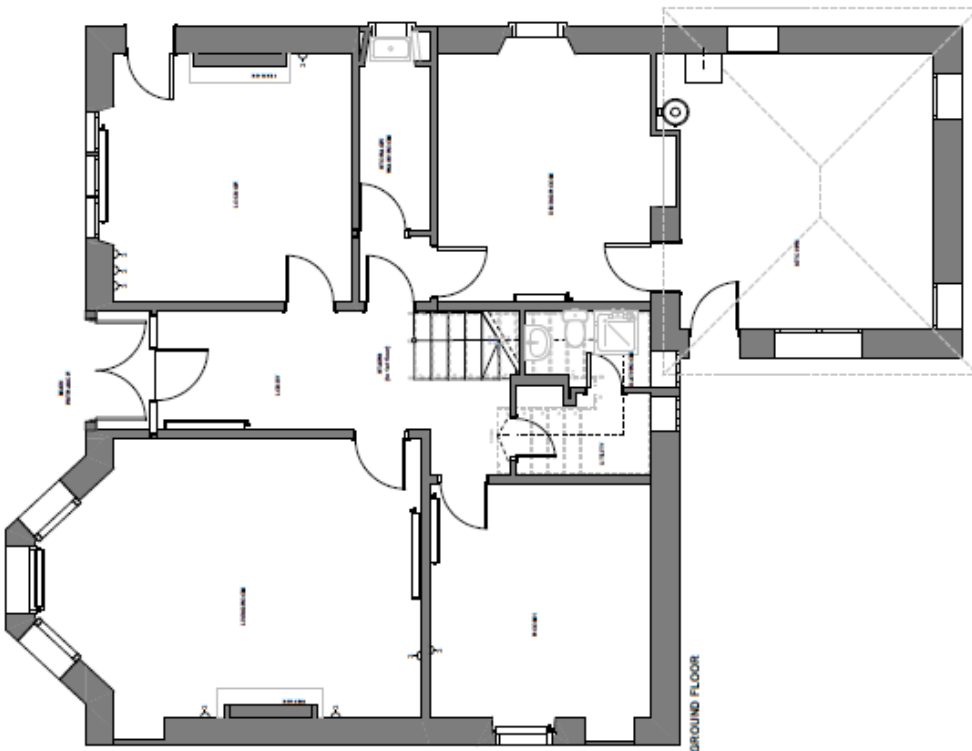
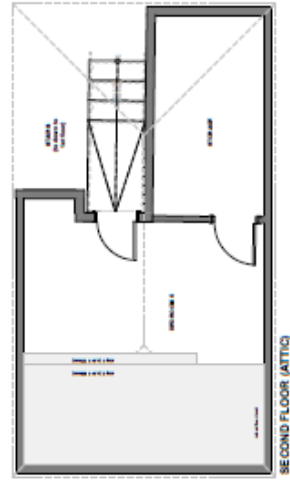
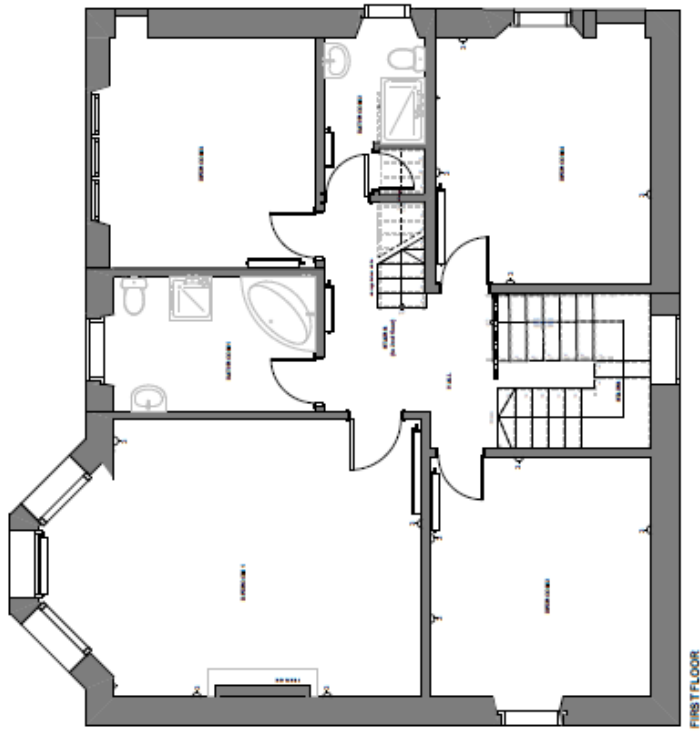
Zak Latif
07853597788
zak@zakandco.co.uk

MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.



Floor plan



Floor plan is provided for illustrative purposes only and should not be relied upon for accuracy. The layout is approximate.

ZakandCo Property Consultants on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of ZakandCo Property Consultants has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract.

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