

TO LET

**Prominent Restaurant
Premises**

GIA:- 212 SQM (2,282 SQFT)

**Benefits From Class 3 (Sui Generis)
Planning Permission**

**Situated on Busy Thoroughfare
Within Shawlands**

**High Levels Of Passing Vehicular
And Pedestrian Traffic**

Extensive Return Frontage

Rent: OIEO: £50,000 per annum



[CLICK HERE FOR LOCATION!](#)



Outlines are for
indicative purposes only

228-232 KILMARNOCK ROAD, SHAWLANDS, GLASGOW, G43 1TY

CONTACT:

Adam Honeyman MA (Hons) MRICS
Fraser McDonald BSc (Hons)

a.honeyman@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

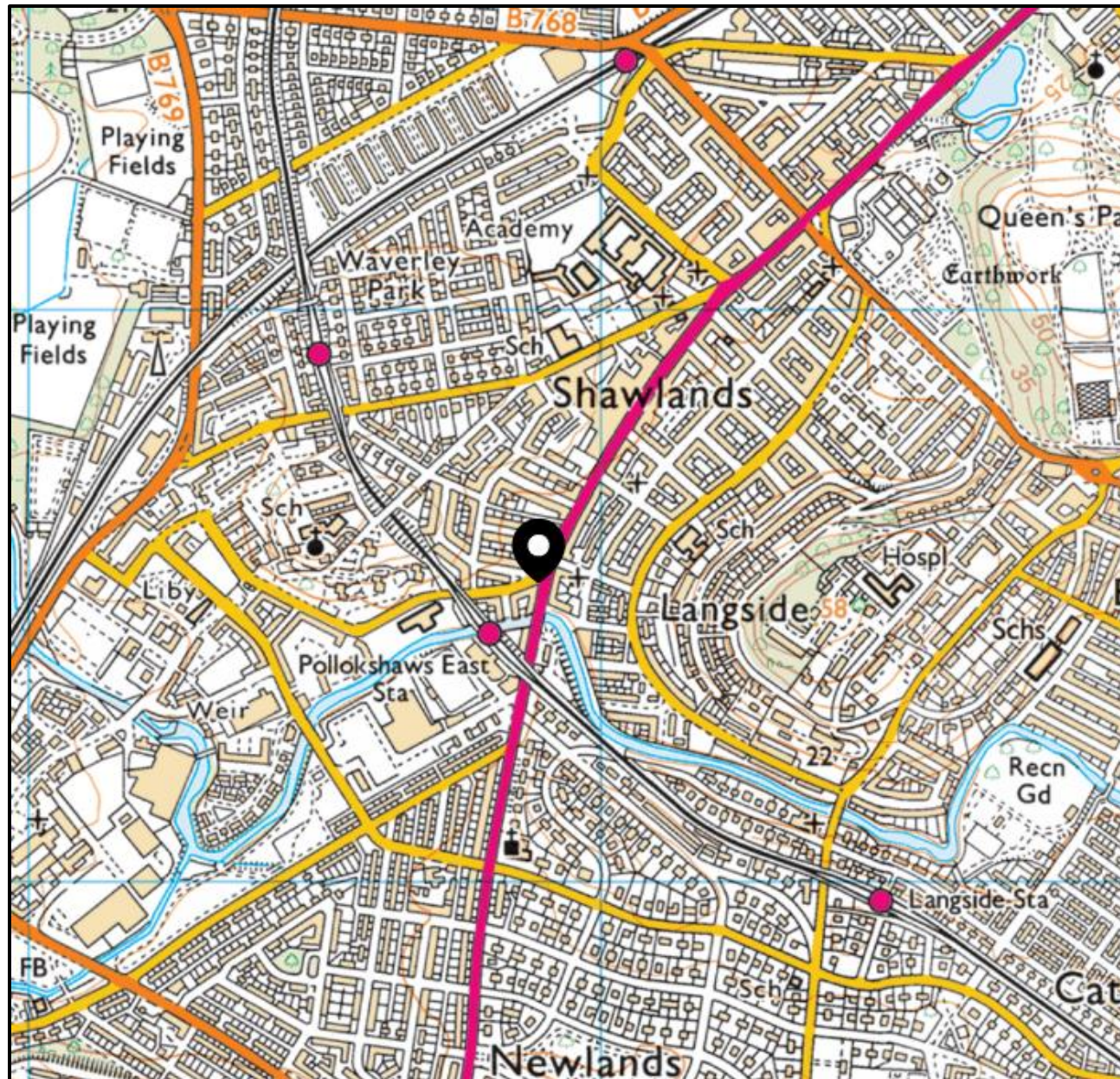
| 0141 331 2807 – 07720 466 035
| 0141 331 2807 – 07551 173 132





Location

228-232 KILMARNOCK ROAD, SHAWLANDS, GLASGOW,
G43 1TY



The subjects are situated in the area of Shawlands within Glasgow's southside. The area is a popular residential and retailing area, conveniently situated 2.9 miles to the south of Glasgow City Centre.

Shawlands benefits from strong transport links with Kilmarnock Road leading directly towards Glasgow City Centre. Pollokshaws East Train Station is located a 3-minute walk from the subject property and offers frequent services into Glasgow Central Station.

A recently proposed £150 million regeneration development of Shawlands Arcade has now been approved plans to bring 330 new apartments as well as ground floor retail and leisure venues to the Arcade, with a final construction timeline now in the works.

More specifically, the subjects occupy a prominent position on Kilmarnock Road which acts as the primary vehicular and pedestrian route within Glasgow's Southside. The surrounding area benefits from a blend between residential and commercial operators including Morrison's, Tesco Express and The Post Office.



[CLICK HERE FOR LOCATION](#)



Description

228-232 KILMARNOCK ROAD, SHAWLANDS, GLASGOW,
G43 1TY



The subjects comprise of a corner pitch, ground floor restaurant unit, forming part of a larger 4 storey tenement building with residential dwellings on the upper floors. The property benefits dedicated pedestrian access from Kilmarnock Road via a glazed, aluminum framed door, as well as prominent glazed return frontage onto both Kilmarnock and Coustonholm Roads.

Internally, the subjects are currently fitted out inline with the existing tenants use as a pizza restaurant. A large open plan sales area upon entry, complimented by a fully fitted open plan commercial kitchen and service counter. Multiple cellular storage/staff breakout rooms are available to the rear. W/C facilities area also available via the main service area.

ACCOMMODATION

| | SQM | SQFT |
|--------------|------------|--------------|
| Ground Floor | 212 | 2,282 |
| TOTAL | 212 | 2,282 |

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).





RENT

Our client is seeking offers in excess of £50,000 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property has planning consent for it's existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £30,750. The rate poundage for 2026/27 is 48.1p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

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

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Adam Honeyman

a.honeyman@shepherd.co.uk
M: 07720 466035



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

shepherd.co.uk