

TO LET

453 Great Western Road

Glasgow

G12 8HH

Retail Premises

LOCATION

Great Western Road is the principle arterial route connecting Glasgow city centre with the West End and beyond. The subjects are located within close proximity to the M8 motorway and Kelvinbridge subway station is within a short walking distance.

The subjects are located in the prime section of Great Western Road, surrounded by quality national and independent retailers including Roots & Fruits, Paesano Pizza, Farrow & Ball and Co-op.

The surrounding area is home to excellent and varied amenities including retail, coffee shops, restaurants and wine bars which give the district a cosmopolitan atmosphere and access to strong levels of both daytime and evening trade.



DESCRIPTION

The subjects are arranged over ground, lower ground and basement floors and extend to the following approximate areas:

Ground:	510 sq ft	47.38 sq m
Lower Ground:	510 sq ft	47.38 sq m
Basement:	510 sq ft	47.38 sq m
Total:	1,530 sq ft	142.14 sq m

TENURE

The existing tenant is looking to assign a 5-year lease from 12 March 2025 at a rent of £27,000 per annum.

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LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

Ewan Mackay
T: 07917 834 912
E: ewan@ewanmackay.com

RATEABLE VALUE

According to the Scottish Assessors Association website, the rating assessment for 2025/2026 is as follows:

Rateable Value: £12,700

Rates Payable: £6,325

ENERGY PERFORMANCE CERTIFICATE

Available upon application.



IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. January 2026.