

TO LET
RETAIL / OFFICE PREMISES

 **GRAHAM
SIBBALD**



Silverburn Shopping Centre

Pollok Civic Realm
Cowglen Road, Glasgow,
G53 6EW

- Prominent retail/office premises
- Situated adjacent to Silverburn
- Substantial frontage
- Would suit variety of uses
- Potential for external seating

LOCATION

The property is located within the Pollok Civic Realm, which is immediately adjacent to Silverburn Shopping Centre. With excellent road links and bus terminus directly opposite the unit, there is a substantial level of passing pedestrian and vehicular traffic.

Nearby traders include Glasgow Club within the Civic Realm, and a multitude of national retailers within Silverburn.

DESCRIPTION

The subjects comprise a ground floor retail unit, forming part of the larger Pollok Civic Realm. The unit has an extensive frontage to Cowglen Road and is directly opposite Silverburn.

Internally the unit is largely open plan in nature and offers the potential for external seating area.

ACCOMMODATION

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

Ground Floor:	117.08sqm	(1,260sqft)
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LEASE

The property is available on a new lease of negotiable length, at a quoting rental of £25,000 per annum.

It is likely that a Closing Date will be set for offers, as such interested parties are advised to note their interest in the property with the agents.

Our clients will require a rental deposit from an incoming tenant and further information is available from the agents.



RATING

The subjects are entered in the Valuation Roll with the following Rating Assessment:

Rateable Value £25,750

EPC

An EPC has been prepared for the subject property and is available for inspection.

LEGAL COSTS

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



To arrange a viewing please contact:



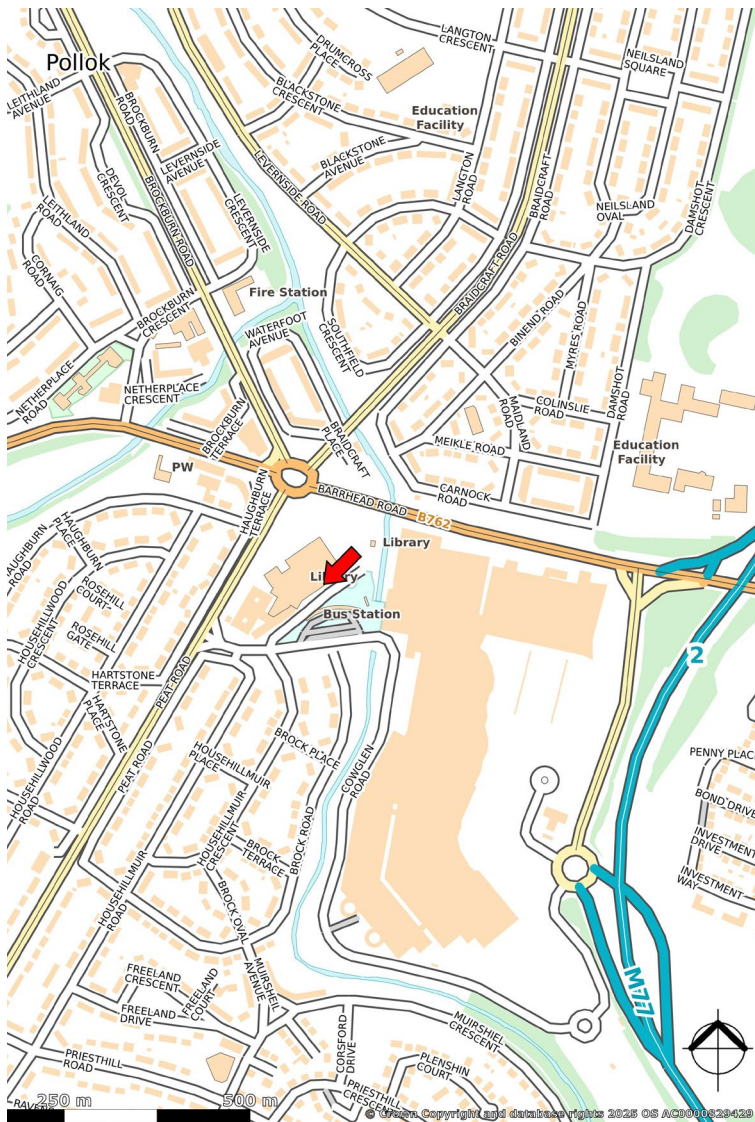
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IMPORTANT NOTICE

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: August 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.