

TO LET
RETAIL PREMISES



**36 Ancaster Drive
Glasgow, G13 1NB**

- Situated in close proximity to the popular Anniesland Cross area
- Highly accessible location with excellent transport links
- Extends to approximately 61.39 sq.m. (661 sq.ft.)
- New FRI lease available
- Rental offers in excess of £17,500 per annum, exclusive of VAT.

LOCATION

The subjects are situated on the east side of Ancaster Drive, close to its junction with Great Western Road, in the Anniesland area of Glasgow around 4 miles north west of the city centre. The subjects are adjacent to Great Western Road, the area is characterised by a mix of residential and commercial properties with notable surrounding occupiers such as Greggs, Dominos, Subway and many others. Great Western Road is an arterial route leading into the city centre and a number of public transport links, including Anniesland railway station are immediately accessible.



DESCRIPTION

The subjects comprise a ground floor retail unit which forms part of a three-storey traditional sandstone tenement building. The unit offers an open plan sales area, with rear storage/staff facilities, and the possibility for external seating. The unit 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:

61.39 sq.m. (661 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £17,500 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 a deposit. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £9,400.00.

The poundage rates 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

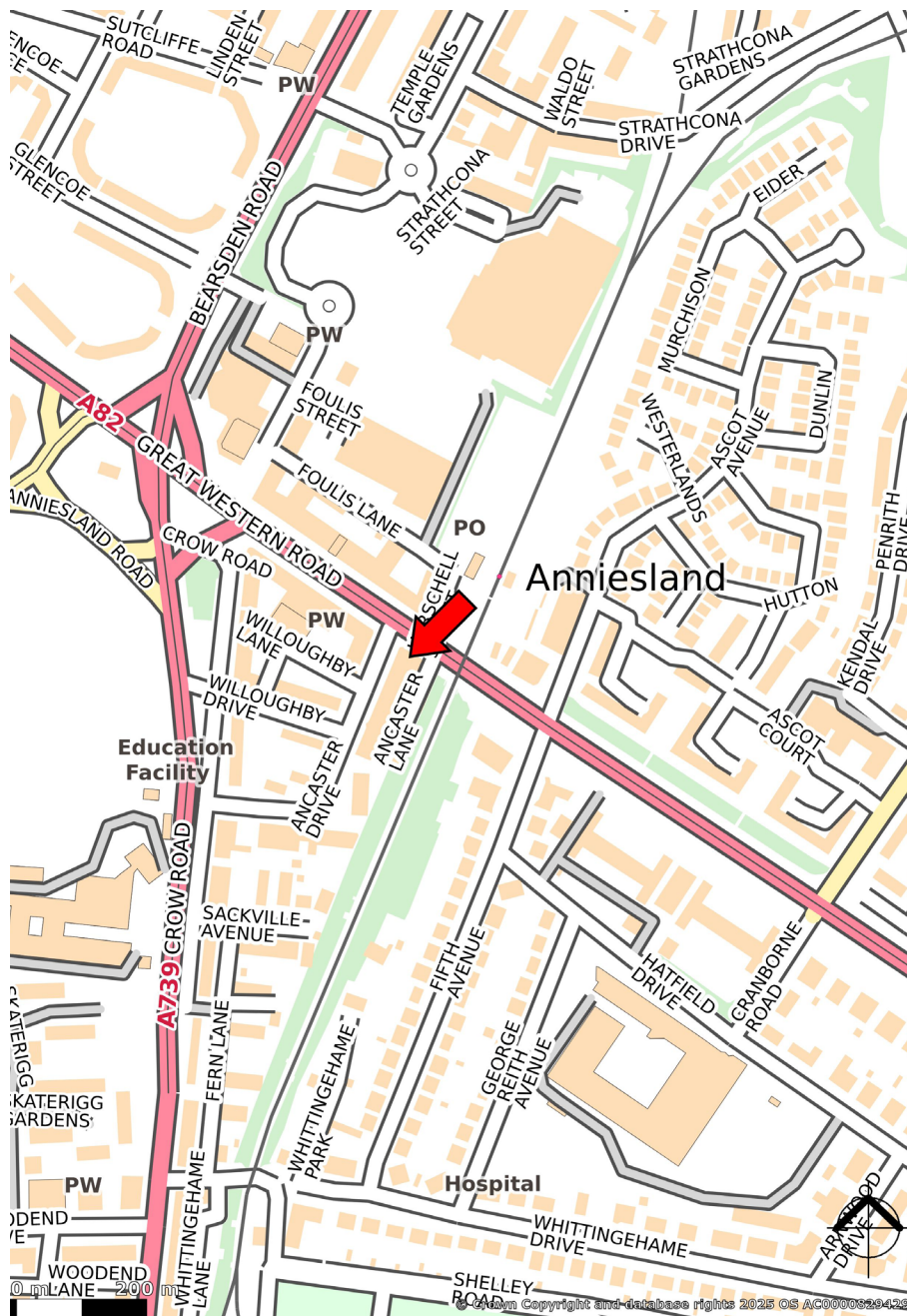
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

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 but for the avoidance of doubt the ingoing tenant shall be liable for LBTT.



To arrange a viewing please contact:



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07917 684 033



TERRY MCFARLANE
Director
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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. Date Published: November 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.