

FOR SALE
RETAIL PREMISES

**GRAHAM
SIBBALD**



**374-378 ABERCROMBY STREET,
GLASGOW,
G40 2DB**

- Two retail units
- East end location
- Suitable for a variety of uses
- Redevelopment opportunity

LOCATION

The properties are located in the Bridgeton area of Glasgow, some 1.5 miles east of the city centre, and within walking distance of Glasgow Green. This area is a mainly residential part of the city but is home to a variety of commercial uses.

The units are located on the west side of Abercromby Street, at it's junction with London Road. There is ample on street parking immediately outside the premises..

DESCRIPTION

The subjects comprise two ground floor only retail units, forming part of a larger traditional four storey sandstone tenement building under a pitched and concrete tile clad roof. The units both require refurbishment and modernisation and would be suitable for a variety of uses.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate that the premises have the following approximate Net Internal Areas:

	sqm	sqft
374 Abercromby Street Ground Floor	89.71	965
378 Abercromby Street Ground Floor	126.85	1,365

OPPORTUNITY

Our client is seeking to dispose of their heritable interest in both properties. Preference will be given to unconditional offers for the premises.

CLOSING DATE

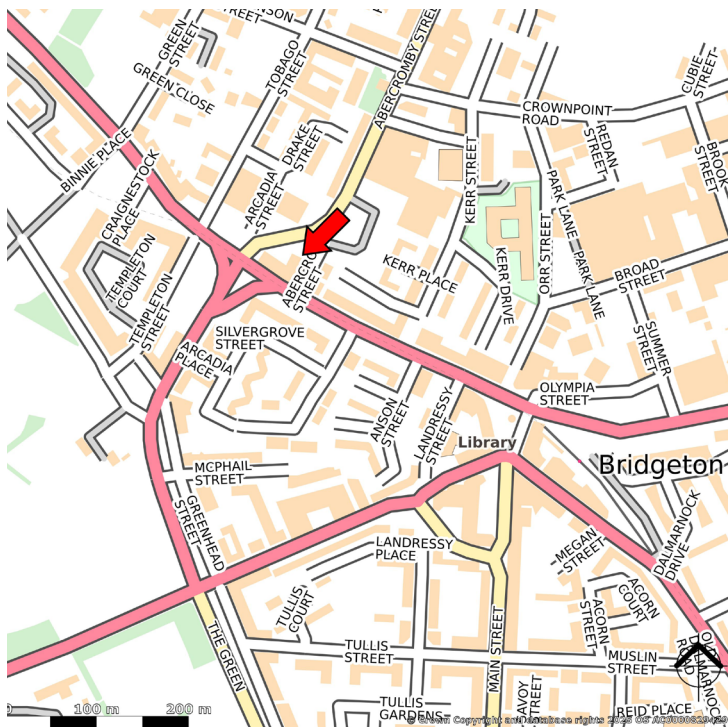
It is likely that a Closing Date will be set for offers, as such interested parties are advised to note their interest in the property with the selling agents.

RATING

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

374 Abercromby Street
Rateable Value £2,500

378 Abercromby Street
Rateable Value £3,700



EPC

An EPC has been prepared for the subjects 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 purchaser shall be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:

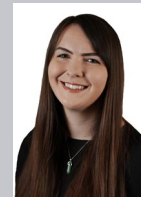


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IMPORTANT NOTICE

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. Date Published: October 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.