

TO LET
WEST END RETAIL/OFFICE PREMISES



62 Woodlands Road
Glasgow, G3 6HA

- Popular West end location
- Presented in excellent condition throughout
- Extends to approximately 90.81 sq.m. (977 sq.ft.)
- Popular suburban pitch
- New FRI lease available
- Rental offers in excess of £15,000 per annum

LOCATION

Woodlands is one of the most popular locations in Glasgow and a thriving residential area within walking distance of the city centre. The area is popular with students and young professionals taking advantage of the proximity to Glasgow University, the west end and the city centre.

The subjects are located on Woodlands Road, one of the main thoroughfares into the city centre from the west end. The property therefore benefits from high levels of passing vehicular traffic along with regular bus services along Woodlands Road. Notable nearby occupiers include Pure Gym, Sainsbury's, Pepe's Peri Peri and a variety of local bars and local traders.



DESCRIPTION

The subjects comprise retail/office premises arranged over ground and basement levels, forming part of a larger five-storey tenement building located on the north side of Woodlands Road. The property is positioned at the eastern end of Woodlands Road, a short distance from Charing Cross.

Internally, the unit is presented in excellent condition throughout. The ground floor offers open-plan retail/office accommodation, with a kitchen and WC located in the basement. The property also benefits from electric heating.

ACCOMMODATION

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

Ground Floor:	74.93 sq.m.	(806 sq.ft.)
Basement:	15.88 sq.ft.	(171 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £15,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

Our client will require a rental deposit. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £13,000.

The rates poundage for 2025/2026 is £0.498 in the pound.

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. For the avoidance of doubt, the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.



To arrange a viewing please contact:



LOUISE GARTLAND
Commercial Property Agent
louise.gartland@g-s.co.uk
07917 684 033



TERRY MCFARLANE
Director
terry.mcfarlane@g-s.co.uk
07766 551 663

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.