



DM HALL

COMMERCIAL DEPARTMENT

0141 332 8615

Cargill

PROPERTY CONSULTANTS

07789 151 218

CARGILLPROPERTY.COM

- Large Retail Premises With Extensive Frontage
- Capable Of Sub-Division
- Extremely Busy Arterial Route
- Opposite St George's Cross Underground
- Well Established Showroom/ Retail Location
- NIA — 439.12 sq.m (4,727 sq.ft.) Approx.
- OFFERS OVER £375,000 ARE INVITED

For Sale

HIGHLY PROMINENT RETAIL UNIT

11-15 CLARENDON PLACE • GLASGOW • G20 7PZ

439.12 SQ.M
(4,727 SQ.FT.)

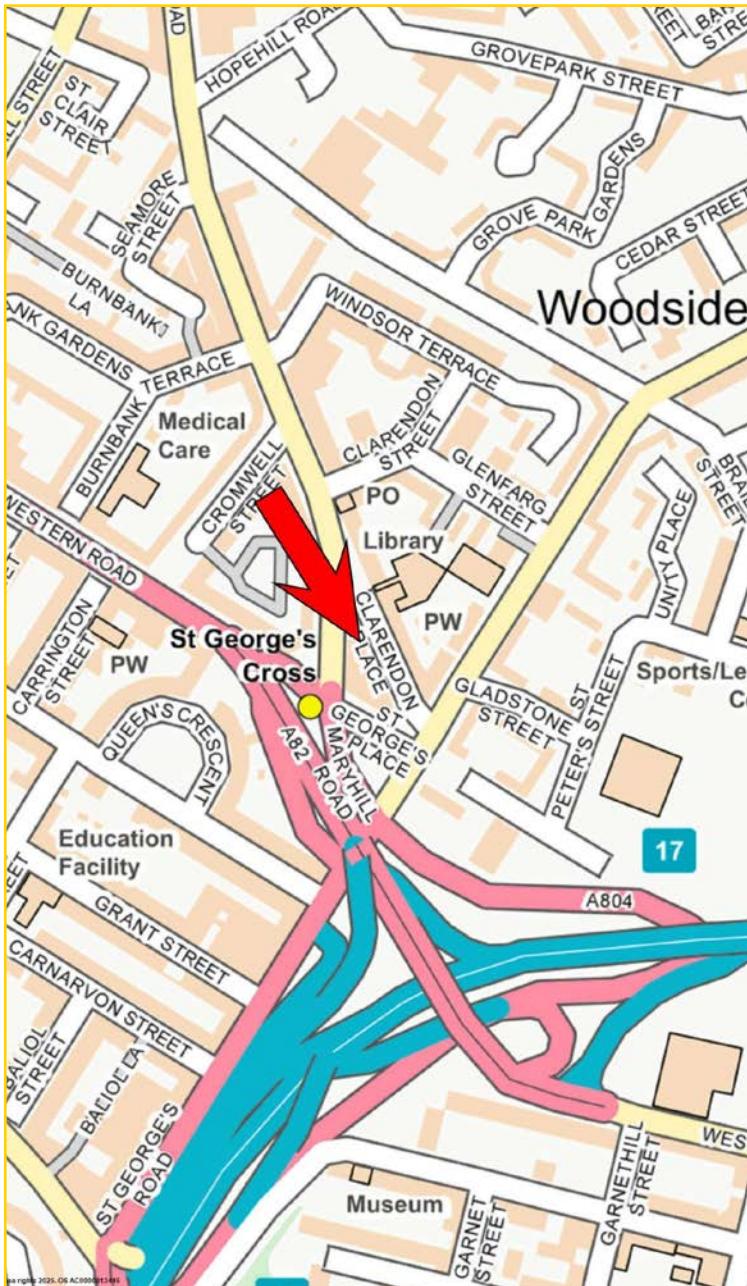
Property Details

LOCATION

Clarendon Place/Maryhill Road is a busy arterial route approximately 1 mile to the North West of the City centre opposite St George's Cross Underground Station. The area is a popular location for retail showrooms with occupiers close by including Clive Christian, Ashley Ann, Park Haus and Time & Tide as well as a variety of home furnishing outlets.

DESCRIPTION

The subjects comprise a ground floor retail unit with extensive frontage on to Clarendon Place and Maryhill Road. The unit has modern aluminium and glass frontage. The unit has various access doors and service connections and could be readily sub-divided to 2 or 3 self-contained units. Heating is by perimeter gas radiators. Staff toilets and kitchen are provided.



Property Details

ACCOMMODATION

Net Internal Area is as follows: Ground Floor 439.12 sq m. (4,727 sq.ft.) approximately.

SALE TERMS

Offers over £375,000 are invited for our clients feuhold interest.

VAT

We are advised VAT will not be charged on the sale price.

RATEABLE VALUE

Rateable Value £41,250.

ENERGY PERFORMANCE

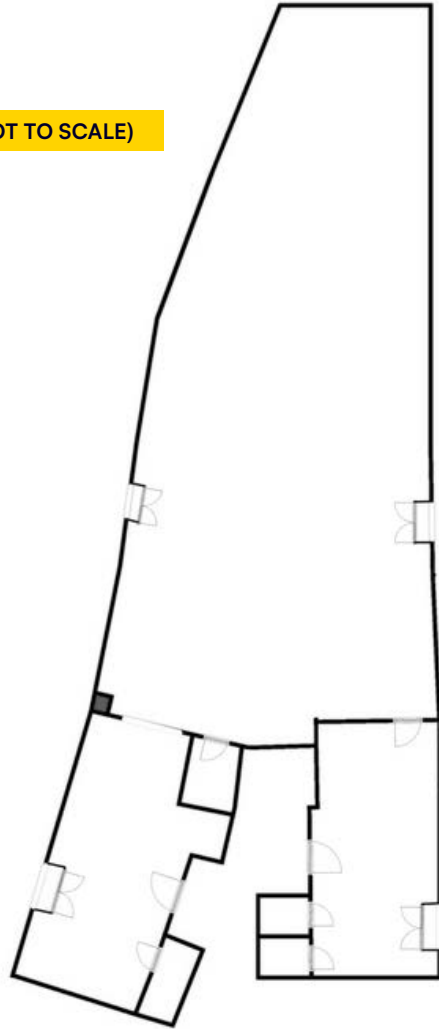
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction with the ingoing tenant responsible for Stamp Duty Land Tax and Registration Fees as appropriate.



FLOORPLAN (NOT TO SCALE)



Property Details

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall and Cargill are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents:-

John Grewar

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john@cargillproperty.com

Cargill Property Consultants

5 St Vincent Place, Glasgow, G1 2DH

07789 151 218

Claire Hutton

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DM Hall Commercial Department

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DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: WSATBC

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