

Retail, Restaurant / Cafe, Pub, Leisure,
Showroom

TO LET / FOR SALE

TSA Property
Consultants



1236 Maryhill Road, Glasgow, G20 9BJ

Retail / Restaurant / Cafe / Pub / Leisure / Showroom To Let or For Sale, Glasgow

Summary

Tenure	To Let / For Sale
Available Size	5,500 sq ft / 510.97 sq m
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

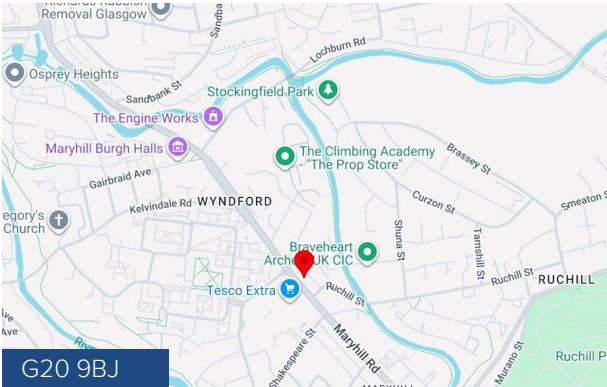
Key Points

- Iconic Building
- Former Nightclub / Bar / Leisure
- Suitable For Cafe / Restaurant / Retail / Showroom
- Dedicated Parking
- 7,000sq ft
- Rent On Request

1236 Maryhill Road, Glasgow, G20 9BJ

Summary

Available Size	5,500 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry



Viewing & Further Information



Will Rennie
07581396092 | 0141 237 4324
will@tsapc.co.uk



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/06/2026



Framptons Bar, 1236 Maryhill Road, Glasgow, G20 9BJ

Iconic Building

- Dedicated Parking
- Former Nightclub / Bar / Leisure
- 7,000sq ft
- Suitable For Cafe / Restaurant / Retail / Showroom
- Rent On Request

LOCATION

The property is situated on the north side of Maryhill Road close to its junction with Shakespeare Street adjacent to McDonalds, Tesco Metro and Greggs within the Maryhill suburb of Glasgow.

The property sits on a highly prominent position with several thousand vehicles passing daily. The area is seeing extensive expansion and regeneration with new residential developments ongoing in the surrounding area.

PROPERTY

The property forms a substantial grade C listed sandstone development over 3 stories surmounted by a mansard slate roof. With commercial at lower floors and occupied residential dwellings at uppers.

Currently the property offers a large bar, nightclub, snug, lounge and leisure area split between basement, ground and first floors. The property could be reconfigured to suit various requirements for retail / cafe / showroom / soft play / restaurant / diner.

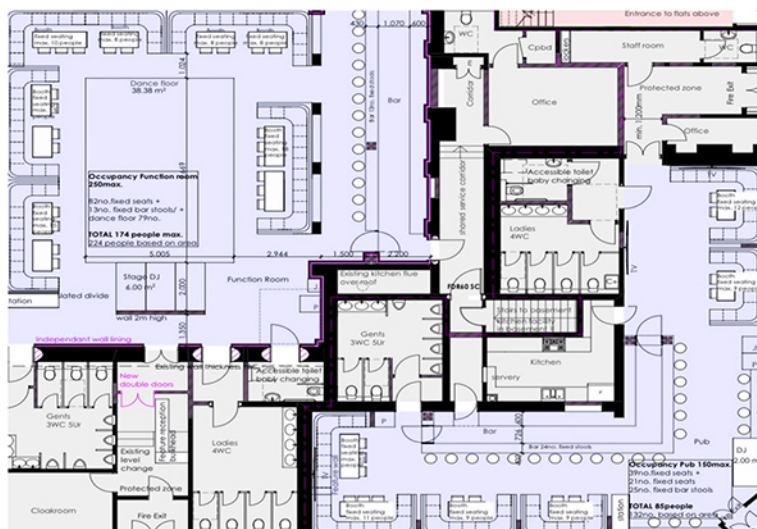
The property holds existing licences for public house, eatery, family dining and club (further information available on request)

AREA

Ground Floor: 511sq ft (5,500sq ft)

1st: 139.35sq ft (1,500sq ft)

Total: 650.35sqm (7,000sq ft)



Framptons Bar, 1236 Maryhill Road, Glasgow, G20 9BJ

Iconic Building

RENT

The property, in various configurations, is available on a new full repairing and insuring head lease for a negotiable term. Rent on request

SALE

Our client would consider disposing of their freehold interest in the entirety of the demise.

V.A.T

Prices quoted exclusive of V.A.T

E.P.C

A copy of the E.P.C. will be made available for any interested party

TITLE

available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.