



## 213-215 St. Andrews Road, Glasgow, G41 1PD

Pollokshields Licensed Restaurant | Immediately Available | Lease incentives Available | Rent o/o £16,000p.a.

### Summary

|                       |                        |
|-----------------------|------------------------|
| <b>Tenure</b>         | To Let                 |
| <b>Available Size</b> | 800 sq ft / 74.32 sq m |
| <b>Rent</b>           | £16,000 per annum      |
| <b>Rateable Value</b> | £28,000                |
| <b>EPC Rating</b>     | Upon enquiry           |

### Key Points

- Rarely Available Location
- Restaurant & Licensed Premises
- Lease Incentives Available
- Ground Floor
- Available Immediately
- Rent: o/o £16,000p.a.

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 800 sq ft                          |
| Rent           | £16,000 per annum                  |
| Rateable Value | £28,000                            |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

Description

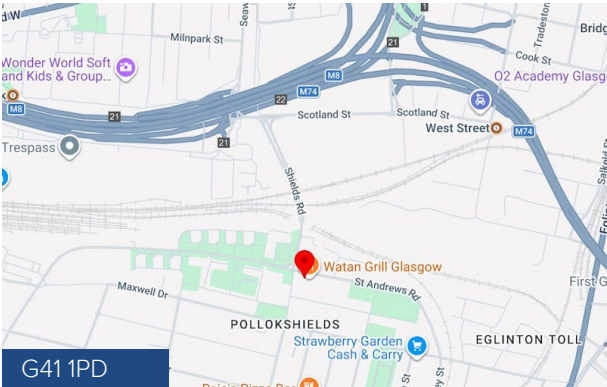
The property comprises a ground floor restaurant with main bar / reception area, separate dining room with male and female w.c. facilities and large kitchen with separate prep area.

Location

The property is situated on the south side of St Andrews Road close to its junction with Shields Road within the Pollokshields suburb of Glasgow.

Pollokshields is an affluent residential district located in the South Side of Glasgow, Scotland. It lies between the M77 motorway to the west and areas such as Govanhill, Strathbungo, and Shawlands to the east and south. The area is characterised by its large Victorian villas, tree-lined streets, and proximity to Pollok Country Park. With a population of approximately 28,300 (as of recent estimates for the Pollokshields ward), it serves as a popular residential catchment for families and professionals, offering a desirable mix of housing, local amenities, and strong community identity within the wider South Glasgow area.

The district benefits from excellent transport connectivity. It is served by three railway stations on the Cathcart Circle Line — Pollokshields East, Pollokshields West, and Maxwell Park — providing frequent services to Glasgow Central and other parts of the city. Additional nearby stations include Crossmyloof and Dumbreck, while Shields Road subway station offers access to the Glasgow Subway network. The area is also well connected by numerous bus routes and benefits from good road links via the M77, M8, and A77, making it highly accessible for both local and longer-distance travel.



Viewing & Further Information



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**PROPERTY**

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NAV/RV  
£28,000





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**Rarely Available Location**

#### PLANNING

The property benefits from full hot food consent along with on sales licence

#### RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £16,000p.a.

#### V.A.T.

Figures quoted exclusive of V.A.T.

#### E.P.C

Available on request

#### LEGAL

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

#### TSA Property Consultants

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#### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

#### 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.