

Animal Magic Pet Supplies

111 MAIN STREET, BAILLIESTON, GLASGOW, G69 6AA



Excellent freehold opportunity, centrally set within the busy Glasgow suburb of Baillieston, a first-class retail unit with fantastic business potential



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McEwan Fraser Legal are delighted to be able to present to the market this rare and unique freehold retail unit. The unit is set in a thriving central location and is an excellent example of a town centre shop unit, offering great space to trade in a multitude of retail sectors (stpa). The business currently trades as a pet supply and dog grooming store. Today the opportunity for a fast food outlet, Barbers or many other high-yield businesses is huge, and by utilising its location, space and trading hours, it could be developed into a plethora of successful different ventures.

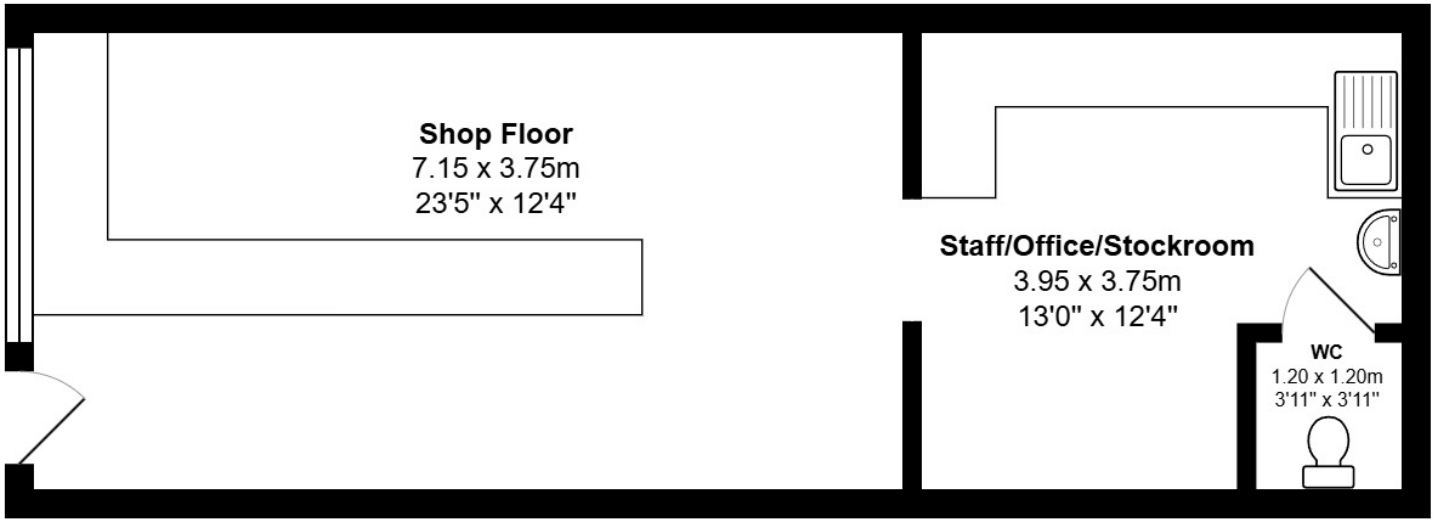
SHOP FLOOR



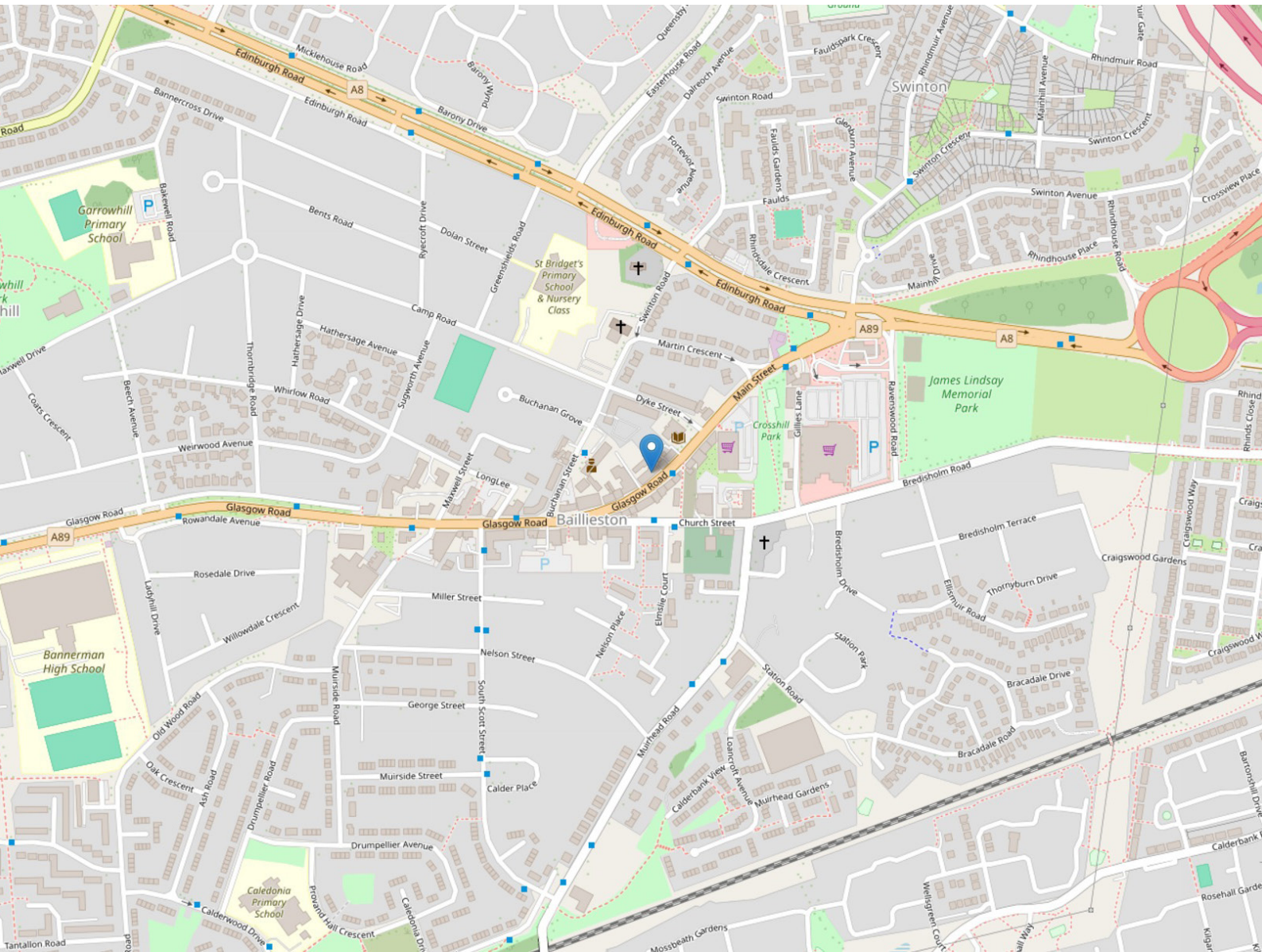
It is clear the current owners have enjoyed a successful well set up and attractive trading space with a shop floor, counter and display case area, staff/office/stockroom area and toilet. The shop floor space brings an opportunity for a well-stocked shop or an opportunity to reconfigure the space and develop a completely different format. A key factor that underpins the enduring value of this retail unit, is the fact that the retail shops on the main street remain a popular choice and destination for the local close-knit community.

Early viewing is recommended for seasoned traders, budding entrepreneurs, commercial space Buy-to-let investors, and those with an eye for a first-class business opportunity.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)



THE LOCATION

The popular area of Baillieston is a great place to trade from.





The shopping area retains a number of independent retailers and keeps an individual feel about it. The transport links by bus and rail are frequent and it's a mere twenty minutes to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand meaning it draws trade from the surrounding area.



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