



494 Cathcart Road, Glasgow, G42 7BX

- Ground floor retail unit with office consent
- Unit extends to approximately 47.30 sq.m. (509 sq.ft.)
- Popular suburban pitch
- Suitable for a variety of uses
- New FRI lease available
- Rental offers in excess of £6,000 per annum, exclusive of VAT



LOCATION

The subjects are located on the west side of Cathcart Road, at its junction with Carfin Street within the Govanhill area of Glasgow, approximately two miles south of the city centre. There are regular bus services operating along Cathcart Road and Crosshill railway station is a short distance to the south. The M74 can be accessed via Junction 1A at Polmadie.

Cathcart Road is one of the main arterial routes on the south side of the river and provides direct access to the city centre. The area is predominantly residential in nature.

DESCRIPTION

The subjects comprise a ground floor office within a four-storey traditional tenement building of blonde sandstone construction.

The property offers double frontage with an open plan configuration, in addition to kitchen and WC facilities. The unit benefits from large display windows, security shutters and gas central heating. There is also ample on-street parking outside the premises.

The property would suit a variety of uses, subject to obtaining the necessary planning consents.

ACCOMMODATION

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

Total Area: 47.30 sq.m. (509 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £6,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.



RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £7,800.

The rate poundage for 2019/2020 is £0.49 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

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 incoming tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald:
233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194

To arrange a viewing contact:



Ryan Farrelly
Commercial Agent
0141 567 5382
07900 390078
ryan.farrelly@g-s.co.uk



Terry McFarlane
Head of Retail
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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.
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6. Date of Publication: October 2019