



**ALLIED  
SURVEYORS  
SCOTLAND**

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## TO LET

**1109 Cathcart Road, Glasgow G42 9XP**

- NIA 62.83 sq m (676 sq ft)
- Prominent return frontage
- Established retail parade
- Strong levels of vehicular traffic flow

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

## LOCATION

The property is located on the eastern side of Cathcart Road in the popular Mount Florida area of Glasgow's Southside. Positioned at the junction with Sommerville Drive, the property benefits from a prominent return frontage and strong levels of passing vehicular traffic.

Occupiers in the immediate vicinity include established local retailers serving the wider community with other occupiers including a range of convenience stores, hot food takeaways and a firm of funeral directors.

## DESCRIPTION

The property comprises a large ground floor corner retail unit, forming part of an established parade contained within a four storey tenement building. The property benefits from a substantial return frontage and nearby on street parking.

## ACCOMMODATION

The accommodation comprises a main open plan retail area with rear section suitable for staff amenities and storage. A toilet is found in the common close.

We calculate the net internal floor area of the shop at 62.83 sq m (676 sq ft).

## RATING ASSESSMENT

The property is entered in the current Valuation Roll at a Rateable Value of £8,000.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

## RENT

An asking rent of £9,500 per annum is sought by our client.

## LEASE TERMS

The client is offering the property on full repairing and insuring lease terms of a negotiable duration.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – G

## VAT

Not applicable.

## OFFERS

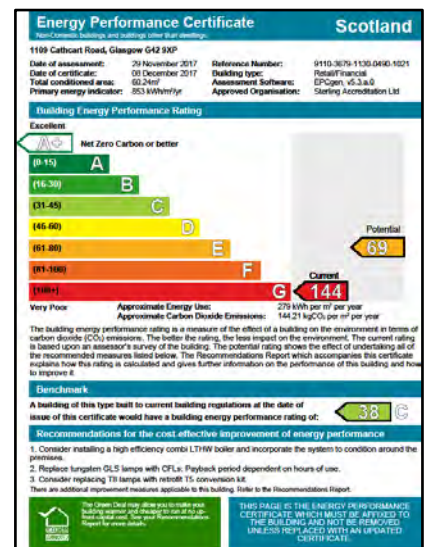
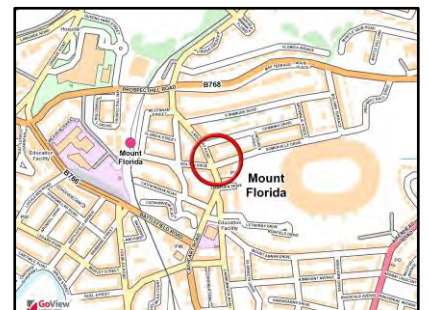
In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Grant Strang / Gregor Hinks | Tel. 0141 337 7575

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