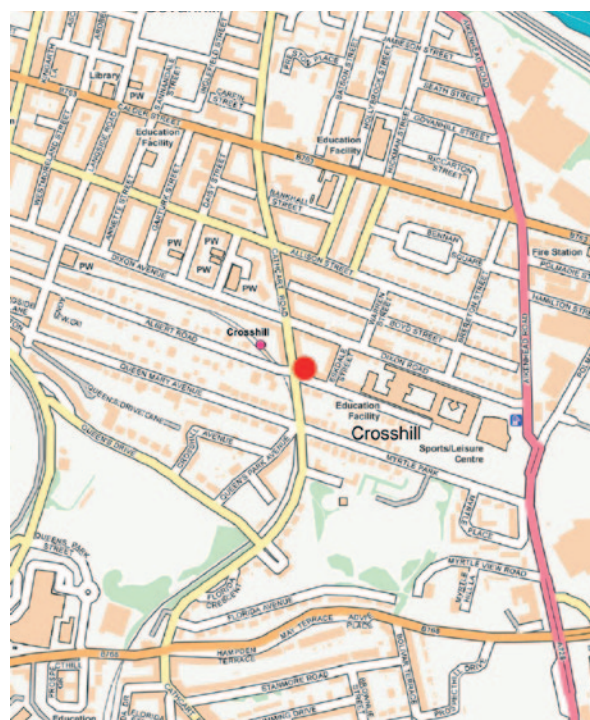




719 Cathcart Road, Glasgow, G42 8UA

- Prominent corner location
- Popular suburban pitch
- Available To Let/May Sell
- Suitable for a variety of uses



## Location

The subjects are located on Cathcart Road at its junction with Albert Road in the Crosshill area of Glasgow, approximately 3 miles south of the city centre.

This area is primarily residential in nature. Cathcart Road is one of the main arterial routes on the south side of the river and provides direct access to the city centre. Crosshill railway station is located directly opposite the subject property.

## Description/Accommodation

The property comprises a ground floor retail unit forming part of a traditional 4 storey tenement building under a pitched and concrete tile clad roof.

Externally the unit benefits from a highly prominent corner location on the corner of Albert Road. There is on street parking immediately outside the premises.

Internally the property is fitted out in line with its former use as a funeral directors with reception area, offices and staff accommodation. The unit is well presented internally, would suit an office type occupier and is available for immediate occupation.

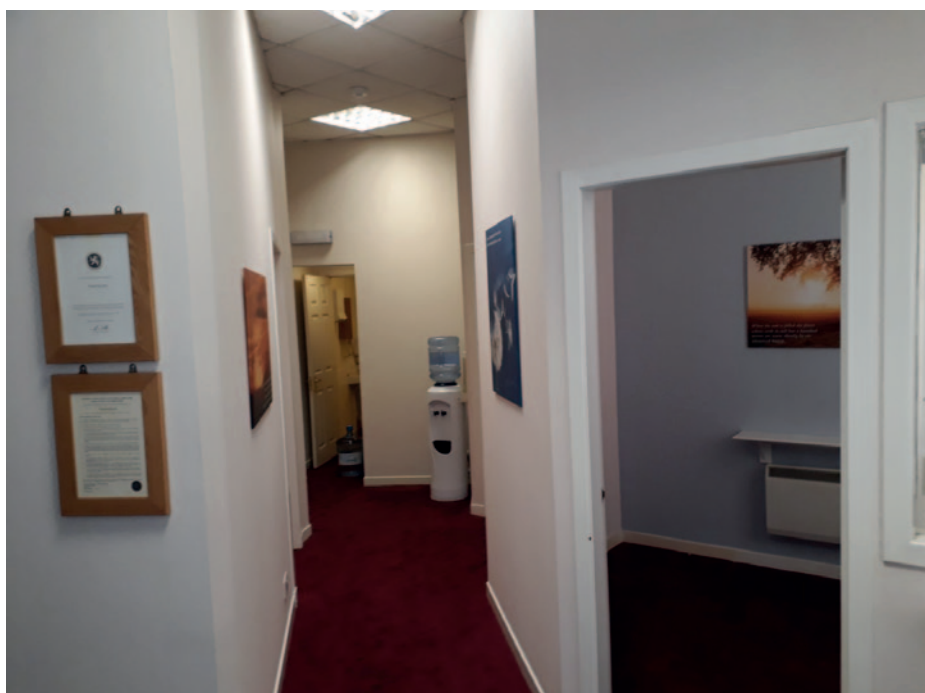
## Terms

The premises are offered on a new Full Repairing and Insuring Lease of negotiable length and full details on the quoting rental are available from the agents.

Alternatively our clients may consider a sale of the property and details on quoting price are available from the agents.

## Rating

The subjects are entered in the Valuation Roll with a rateable value of £4,300.



It should be noted that at this level of Rateable Value an ingoing occupier may be eligible for 100% rates relief under the Scottish Governments Small Business Rates Relief Scheme.

## VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

## EPC

An EPC has been prepared for the property and can be provided upon request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt any ingoing 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 No. 0141-332-1194.

## To arrange a viewing contact:



**Terry McFarlane**  
Head of Retail  
terry.mcfarlane@g-s.co.uk  
0141 567 5397



**Ryan Farrelly**  
Surveyor  
ryan.farrelly@g-s.co.uk  
0141 567 5382

## 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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: October 2018