



PROPERTY CONSULTANTS

# PROMINENT SHOP UNIT TO LET

## 1145 CATHCART ROAD, GLASGOW, G42 9HD



### LOCATION

The property occupies a very prominent position in the south side of Glasgow, on Cathcart Road close to its junction with Kings Park Road. This is a mixed use area with a combination of residential and commercial occupiers nearby. It is also very close to the national football stadium, Hampden Park.

Occupying a prominent corner, the shop is very visible to the considerable volume of vehicular traffic which passes on a daily basis. It is also near to Mount Florida train station. There is ample on-street parking in the vicinity.

There is a **Tesco Express** and **Greggs** nearby and the other occupiers in the immediate vicinity are generally local in nature including **Clockwork Beer Co (PH)**, **Lifestyle Kitchens** and **Jordanne Hair**.

### DESCRIPTION

The property comprises an extremely prominent retail unit benefiting from a corner position and with excellent display windows. It is well fitted internally and provides good sales space to the front and staff/toilet facilities to the rear.

For certain uses the property is effectively in walk-in condition including a working alarm system, phone line and internet connection.

We estimate that the property provides the following approximate accommodation :

Gross Frontage	31'3"	9.53m.
Ground Floor	635sq.ft.	59sq.m.

### RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value – £6,900  
Uniform Business Rate (2020/2021) – £0.498

An incoming tenant may qualify for up to 100% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information themselves.

### TERMS

The property is available on the basis of a new full repairing and insuring lease and rental offers in excess of £10,000 per annum are invited.

### EPC

Available on request.

### PLANNING

The last use of the property was as a retail unit and therefore we understand it benefits from Class 1 (Retail) planning consent, however it may be equally suitable for a variety of alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses. The landlord will not consider fast food use if this is subject to a change of use application.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The landlord will require that an incoming tenant lodges a £350 deposit on instructing solicitors, such deposit being refunded on conclusion of missives.

The incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

### ENTRY

Available from 1st November 2020.

### VIEWING & FURTHER INFORMATION

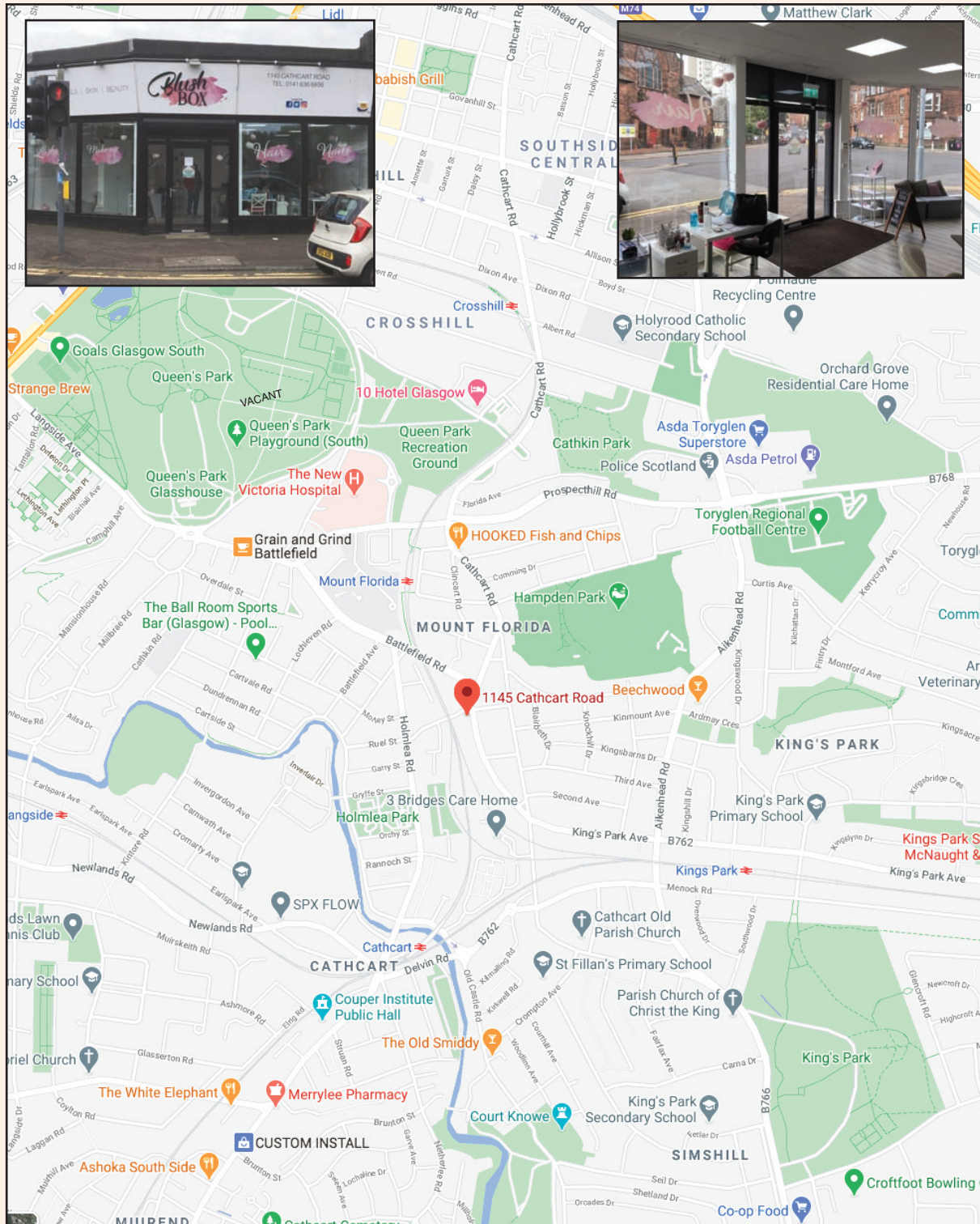
Viewing is strictly by appointment through: Stephen Innes, Lambert Innes Property Consultants Limited.

Tel: 01 41 248 5878

Email [stephen@lambertinnes.co.uk](mailto:stephen@lambertinnes.co.uk)



## PROPERTY CONSULTANTS



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