DM HALL

For Sale

Retail / Class 1A



9 Margaretta Buildings, Glasgow, G44 4EE

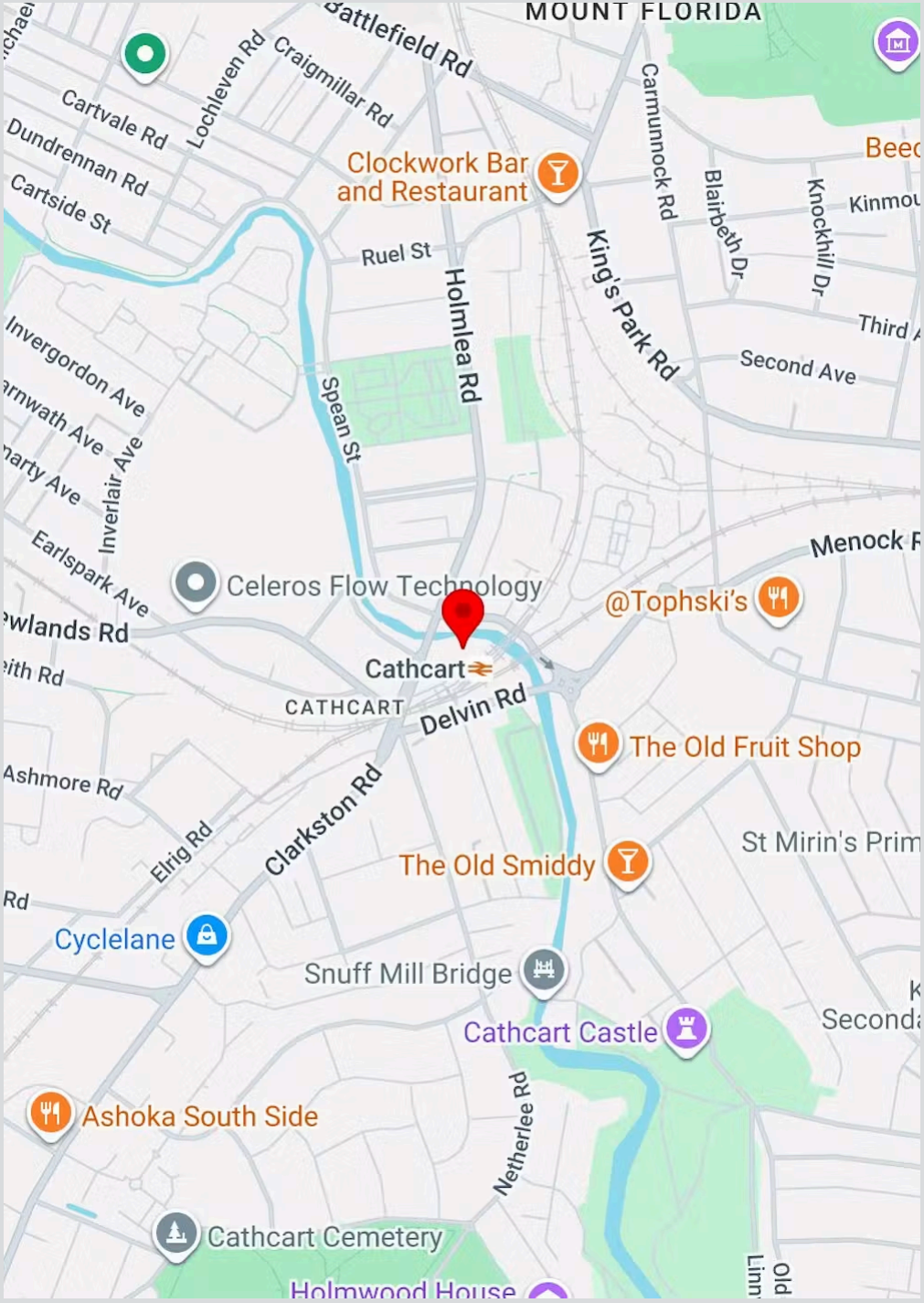
889 sq ft
(82.59 sq m)

- Prominent retail unit with frontage within the Margaretta Buildings Complex
- Close proximity to Cathcart Train Station
- Ground floor retail unit with substantial basement accommodation
- Opportunity for Redevelopment
- Offers over £60,000 are invited

LOCATION

Unit 9 occupy a prominent position on the western side of Margaretta Buildings, directly opposite Cathcart railway station and benefit from excellent visibility along the main pedestrian route to and from the station.

Cathcart is a well-established residential suburb on Glasgow's south side, situated between Battlefield, Mount Florida, King's Park, Muirend and Newlands. The area benefits from excellent transport links via the A728, the nearby M74 motorway, regular bus services and frequent rail connections to Glasgow city centre.



DESCRIPTION

The subjects form part of the established Margaretta Buildings development, comprising a traditional two-storey terrace with rear projections.

Unit 9 provides well-proportioned commercial accommodation extending across the ground floor, together with a lower basement level offering excellent ancillary storage space.

The basement is accessible internally from within the unit, as well as via lower ground access to the rear of the property, providing practical and convenient storage to support a variety of commercial uses.

The ground floor accommodation is open plan in nature, with WC facilities located to the rear of the unit.

The property requires a degree of refurbishment and redecoration but would suit a variety of commercial uses.

FLOOR AREA

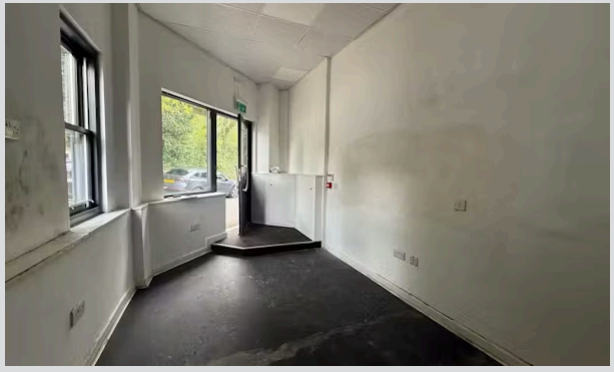
The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Price
Ground	Corner Retail Unit	141	13.10	£60,000
Basement	Basement Store	748	69.49	£60,000
Total		**889**	**82.59**	

TERMS

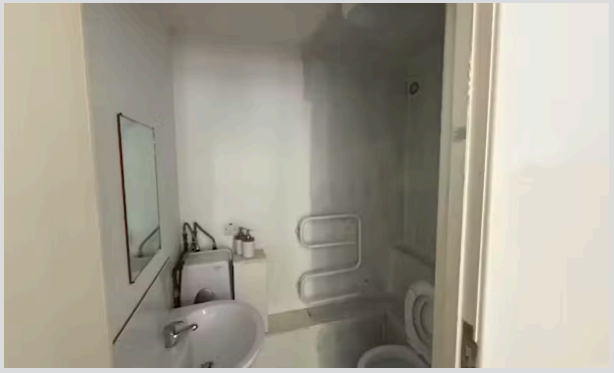
The subjects are available for sale in their existing condition, with offers over £60,000 invited.











EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs

PRICE

Offers in excess of £60,000

NON-DOMESTIC RATES

Rates Payable: £2.60 per sq ft According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,800 per annum. It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.
Rateable Value: £4,800

VIEWING & FURTHER INFORMATION

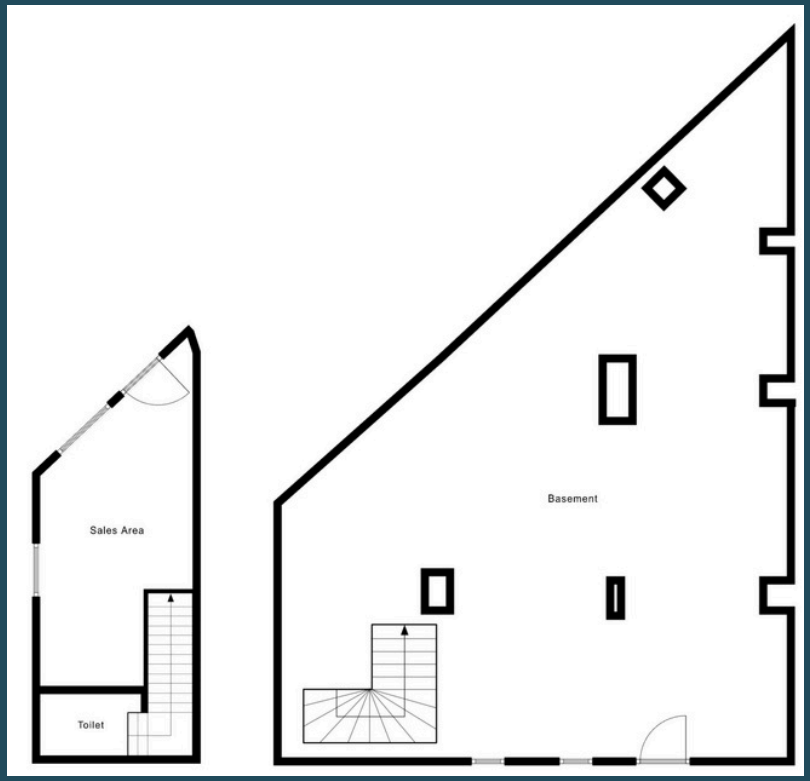
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: WSA3027

DATE OF PUBLICATION: SEPTEMBER 2026