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TO LET

Retail

1107 CATHCART ROAD, GLASGOW, G42 9XP

Close to its junction with Somerville Street - one of the roads that binds Scotland's national football stadium, Hampden Park.

- Busy arterial route
- Good transport links
- On-street car parking
- Potential rates relief
- 32.20 sqm (347 sq ft)



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LOCATION

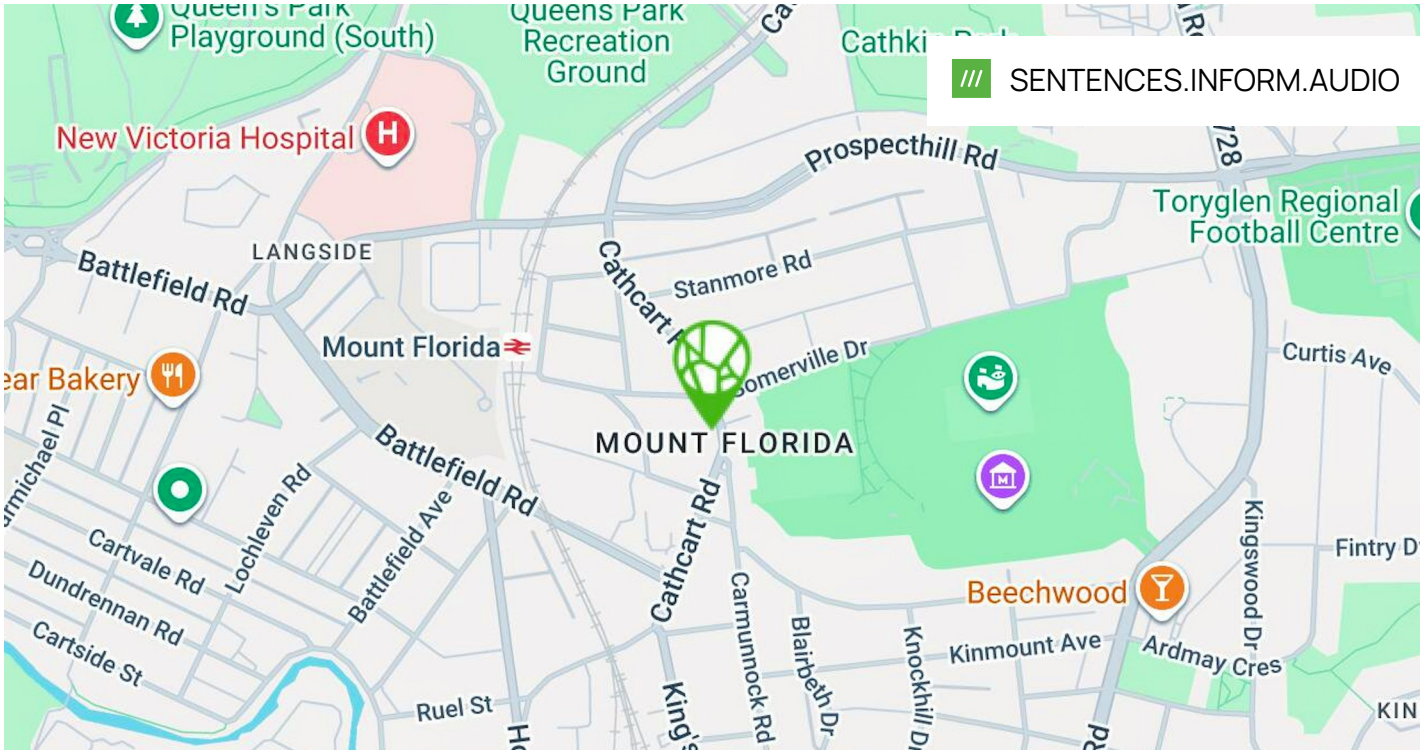
Mount Florida is a residential suburb located in the south-east of Glasgow. It is situated circa 2 miles south of Glasgow city centre, near Shawlands, Battlefield, and Cathcart. The area is served by the Mount Florida railway station on the Cathcart Circle line, with direct 10-minute train trips to Glasgow Central.

The property is situated to the east of Cathcart Road, close to its junction with Somerville Street - one of the roads that binds Scotland's national football stadium, Hampden Park. Cathcart Road is a busy main arterial route with high volumes of passing traffic connecting with Battlefield travelling north and Kings Park travelling south. Surrounding occupiers include Fulton's Solicitors, Mount Florida Parish Church and Betfred

DESCRIPTION

The subjects comprise a mid-terraced ground floor retail unit. The property has a single glazed window and is accessed via a recessed pedestrian door. The frontage sits under a non-illuminated fascia board and is protected with a security roller shutter.

Internally, the floor is covered with tiles, the walls are of plaster/paint and the plaster/paint ceiling incorporates LED spot lighting. A kitchen, store and WC are provided to the rear. There is no gas supply to the property and space heating is provided electrically. The property was previously used as a cafe. On-street parking is provided to the front.





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first
I DRINK
COFFEE
THEN I DO THE
things





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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	347	32.24

LEASE TERMS

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £10,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £4,700. An occupier may be eligible for rates relief, subject to status.

EPC

A copy of the EPC is available upon request.

VAT

For the avoidance of doubt, all figures and prices are quoted exclusive of VAT.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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Date of Publication: October 2026