TO LET / FOR SALE - RETAIL

498 CATHCART ROAD

GOVANHIL, GLASGOW, G42 7BX

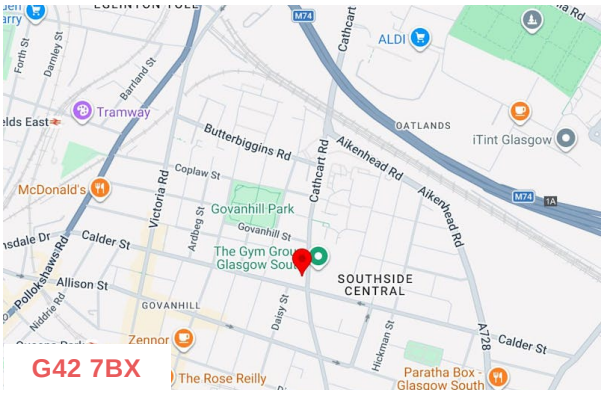


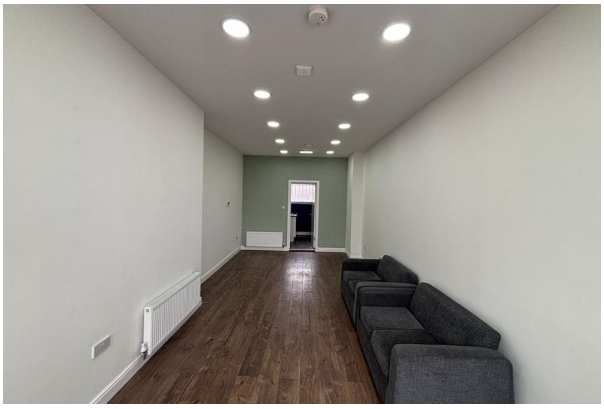
KEY HIGHLIGHTS

- 400 sq ft
- Well-presented Class 1A premises
- Eligible for 100% rates relief
- Neighbouring occupiers include The Chaat Corner, Anarkali Boutique, Crease Laundry Services, The Gym Group and Kaka Sweet Centre
- Available for immediate occupation
- New FRI lease available - £10,400 per annum
- Well suited for retail / salon / office use

SUMMARY

Available Size	400 sq ft
Rent	£10,400 per annum
Price	Offers in excess of £110,000
Rates Payable	£1,731.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£3,600
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Well-presented mid-terraced ground floor Class 1A premises.

Externally benefits from a modern aluminium framed shopfront protected by electric security shutter.

Internally provides well presented bright open-plan accommodation to the front with tea-prep and WC to the rear.

LOCATION

The subjects are located within the popular Govanhill area of Glasgow's South Side just 1.5 miles south of the city centre.

More specifically the subjects command a highly prominent corner position on the west side of Cathcart Road at its junction with Calder Street.

Cathcart Road is a busy main arterial route with high volumes of passing traffic connecting with the city centre travelling north and Mt Florida travelling south.

On-street parking provided to the front as well as the surrounding streets.

Regular bus services operate on Cathcart Road whilst Crosshill Railway Station is a 10 minute walk south.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	400	37.16	Under Offer
Total	**400**	**37.16**	

VIEWING & FURTHER INFORMATION

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