TO LET - RETAIL

1059 CATHCART ROAD

MOUNT FLORIDA, GLASGOW, G42 9AF

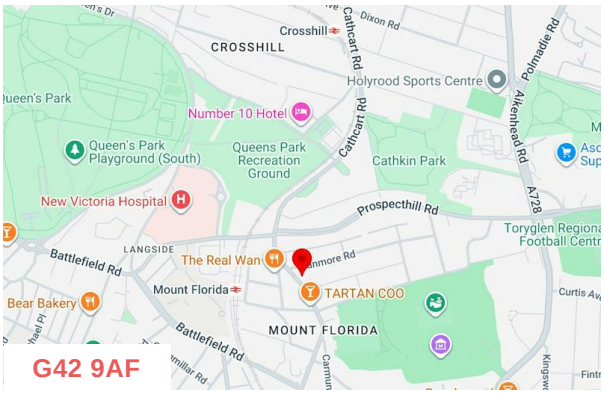


KEY HIGHLIGHTS

- 430 sq ft
- Refurbished Class 1A premises
- Internally provides front retail space with rear storage, tea-prep andWC
- Eligible for 100% rates relief
- Available for immediate occupation
- Modern aluminium framed shopfront
- New FRI lease available - £900pcm - no VAT
- Neighbouring occupiers include Minnesota Fats Pool Club, Market Coffee, Mount Florida Books, Odd Dogs Pet Shop, Every Bloomin Thing Florist and Fultons Solicitors

SUMMARY

Available Size	430 sq ft
Rent	£10,800 per annum
Rates Payable	£2,886 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







DESCRIPTION

Refurbished mid-terraced ground floor Class 1A premises.

Externally benefits from a modern aluminium framed shopfront with customer entrance.

Internally the subjects have been refurbished with open-plan front shop, rear storage complete with WC and tea-prep.

LOCATION

The subjects are located within the popular Mount Florida are of Glasgow's south side just 2 miles south of Glasgow City Centre.

More specifically the subjects are situated on on the east side of Cathcart Road betwen its junction with Stanmore Road and Cumming Drive.

Mount Florida is a densely populated area benefiting from a large catchment population neighbouring Battlefield, Queens Park, Kings Park and Cathcart.

Mount Florida Railway Station is situated around the corner and regular bus services operate on Cathcart Road

On-street parking to the front and on the surrounding streets.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	430	39.95	Available
Total	**430**	**39.95**	

VIEWING & FURTHER INFORMATION

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