TO LET - RETAIL

701 CATHCART ROAD

MOUNT FLORIDA, GLASGOW, G42 8UA



KEY HIGHLIGHTS

- 759 sq ft
- Internally provides front retail space with rear storage/staff room/WC
- Eligible for 100% rates relief
- Highly prominent double fronted unit
- Available for immediate occupation
- New FRI lease available - £900 per month
- Neighbouring occupiers include Anderson McGuire, Proforma Aesthetics, Day-Today, G4 Properties and Amir Alan Khan Solicitors
- Located within the popular Govanhill area of Glasgow's South Side

SUMMARY

Available Size	759 sq ft
Rent	£10,800 per annum
Rates Payable	£4,136.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£8,600
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	Upon enquiry

DESCRIPTION

Excellent double frontage mid-terraced ground floor Class 1A premises.

Externally benefits from a modern aluminium framed shopfront with customer entrance all secured by roller shutters.

Internally the subjects provide open-plan front shop, rear storage and staff room complete with WC and tea prep area. The rear space also benefits from additional storage accessed via hatch with fitted ramsay ladder. The space is divided by stud partitions and could be reconfigured to provide more open plan space to suit various uses.

LOCATION

The subjects are located within the popular Crosshill 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 between the junctions of Albert Road and Dixon Avenue.

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

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

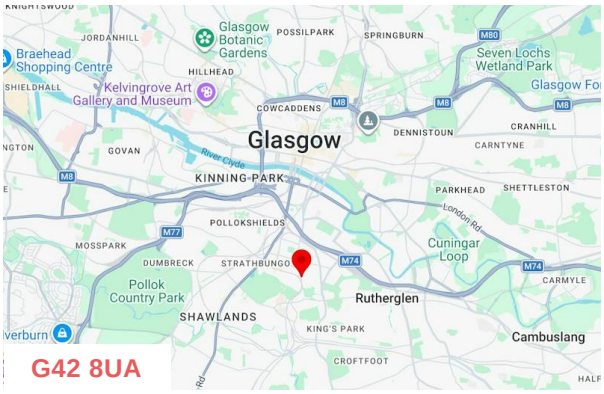
On-street parking to the front and on the surrounding streets.

Neighbouring occupiers include Minnesota Fats Pool Club, Market Coffee, Mount Florida Books, Odd Dogs Pet Shop, Every Bloomin Thing Florist and Fultons Solicitors.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	759	70.51	Available
Total	**759**	**70.51**	









VIEWING & FURTHER INFORMATION

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