TO LET

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David Allison & Company
Chartered Surveyors



RETAIL UNIT

1115 CATHCART ROAD, GLASGOW, G42 9BD

- Prominent single fronted shop unit
- Ground floor **38.18 sqm (410 sq ft)**
- Basement floor **46.06 sqm (495 sq ft)**
- Frontage to busy Clarkston Road
- Close to Hampden Park Stadium
- Fully Refurbished
- Offers to lease in excess of **£10,500** per annum

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RICS
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DESCRIPTION

The subjects comprise a single fronted shop over ground and basement floors within a four-storey red sandstone tenement building.

A full internal refurbishment/modernisation of the ship was recently carried out and a new shop front and electrically operated roller shutter installed.

LOCATION

The subjects occupy a prominent and busy trading location in the Mount Florida area in the south side of the city close to Hampden Park National Football Stadium.

The location is well served by public transport with regular bus services on Cathcart Road with Mount Florida Railway Station nearby.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

ACCOMMODATION & FLOOR AREA

The ground floor comprises a front retail area with small shop and toilet with WC and wash-hand basin.

The basement floor which is accessed from a floor hatch and open tread timber staircase offers good storage accommodation.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately:-

Ground floor	**38.18 sq m (410 sq ft)**
Basement floor	**46.06 sq m (495 sq ft)**

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of **£6,200.**

At this level of value any incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

RENTAL/LEASE TERMS

Offers to lease in excess of **£10,500** per annum are invited for a full repairing and insuring lease for a term to be agreed.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

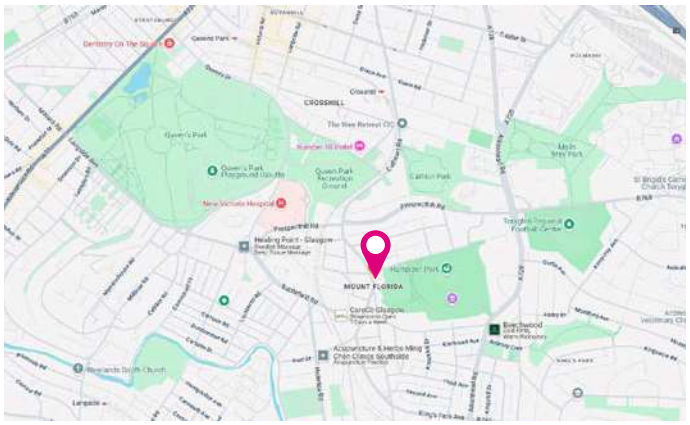
The properties have been assessed for energy performance and currently have a 'C' rating.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

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