FOR SALE

CLOSING DATE SET: FRIDAY 28th AUGUST 2026 – 12 NOON

Standalone Class 11 Premises

- GIA: 224 SQM (2,411 SQFT)
- Fully Fitted Community Hall or Event Space
- Redevelopment Opportunity (Subject to Planning)
- May Benefit From 100% Rates Relief
- Located Within Densely Populated Residential Area
- Off-Street Parking Available
- Sale Price: Offers In Excess Of £175,000

Click here for A VIRTUAL TOUR!

GATEWAY HALL, 100 MERRYLEE ROAD, CATHCART, GLASGOW, G43 2RA

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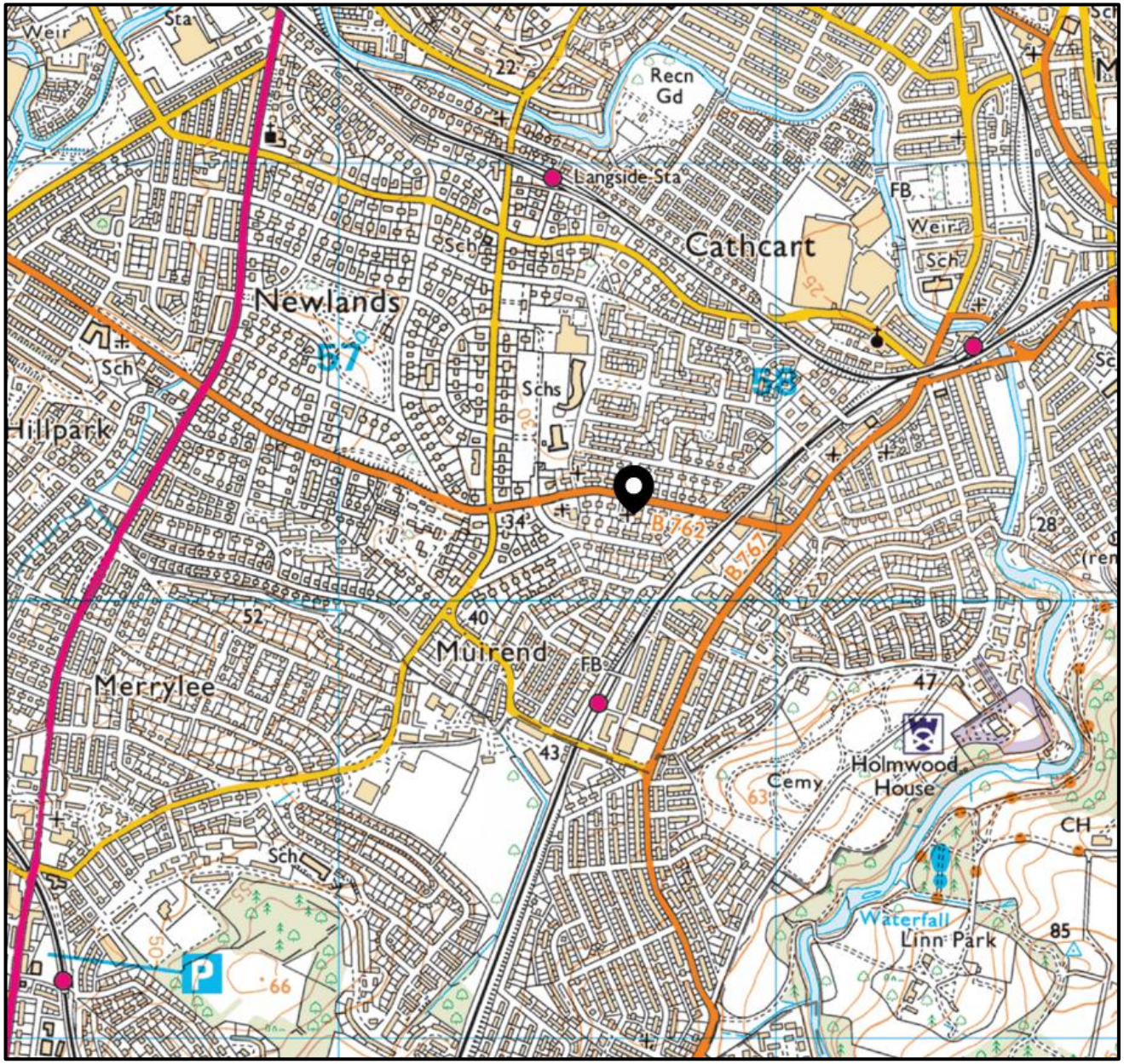
SHEPHERD COMMERCIAL

Location

GATEWAY HALL, 100 MERRYLEE ROAD, CATHCART, GLASGOW, G43 2RA



Cathcart is located approximately 3.6 miles South of Glasgow City Centre, held within the Glasgow City Council district.

Cathcart benefits from strong transport links with both Kilmarnock & Clarkston Roads nearby, offering direct connectivity to Glasgow City Centre as well as Scotland's wider motorway network. Muirend Train Station is located approximately 0.6 miles from the subject property providing frequent services to Glasgow Central Station as well as Glasgow's Southside.

The subjects are located a short distance from the ongoing, £61 million, "Foundry Regeneration" project which will introduce more than 250 homes as well as new commercial opportunities to the area, with a final construction deadline now in the works.

More specifically, the subjects occupy a prominent pitch on Merrylee Road, just off Clarkston Road which acts as one of the primary vehicular routes within Glasgow's Southside. The surrounding area benefits from a blend of residential and commercial operators including Tesco Express, Travis Perkins and Ashoka Restaurant.

CLICK HERE FOR LOCATION

Description

The subjects comprise a standalone community hall, within a wider site, located off Merrylee Road. The property benefits from dedicated pedestrian access via a private car park to the front.

Internally, the subjects currently consist of a reception area upon entry, leading to the main hall which benefits from wooden flooring and plastered walls and ceilings, with LED strip lighting and skylights throughout. The subjects also benefit from multiple cellular spaces along the eastern elevation, currently utilised as meeting and storage rooms and a kitchen. A fire exit as well as male and female W/C facilities can be found to the rear.

The premises also benefit from a mezzanine storage level accessible via an internal staircase to the front.

The site as a whole would be well suited for redevelopment purposes, being within a primarily residential area, subject to obtaining all relevant planning.

ACCOMMODATION

	SQM	SQFT
Ground Floor	209.6	2,256
Mezzanine	14.4	155
TOTAL	**224**	**2,411**

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

GATEWAY HALL, 100 MERRYLEE ROAD, CATHCART, GLASGOW, G43 2RA

Ground Floor

Mezzanine

The Detail

SALE PRICE

Our client is seeking offers in excess of £175,000 for their heritable interest in the subjects.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. The property is currently not specifically zoned in accordance with the most recent Glasgow City Council Local Development Plan. It will be incumbent upon any ingoing purchaser to satisfy themselves in this respect.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £7,300. The rate poundage for 2026/27 is 48.1p to the pound. The subjects may benefit from 100% Rates Relief via the Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: **July 2026**.