TO LET

Prominent Class 3 (Sui Generis) Premises

NIA:- 94.99 SQM (1,022 SQFT)

Suitable For a Variety of Uses Subject to Planning Permission

Situated on Busy Thoroughfare Within Rutherglen

Benefits From Secure Roller Shutters

Prominent Retail Unit With Glazed Frontage

Rent: OIEO: £15,000 per annum

CLICK HERE FOR A VIRTUAL TOUR!



UNIT 2, 40 CATHCART ROAD, RUTHERGLEN, G73 2QZ

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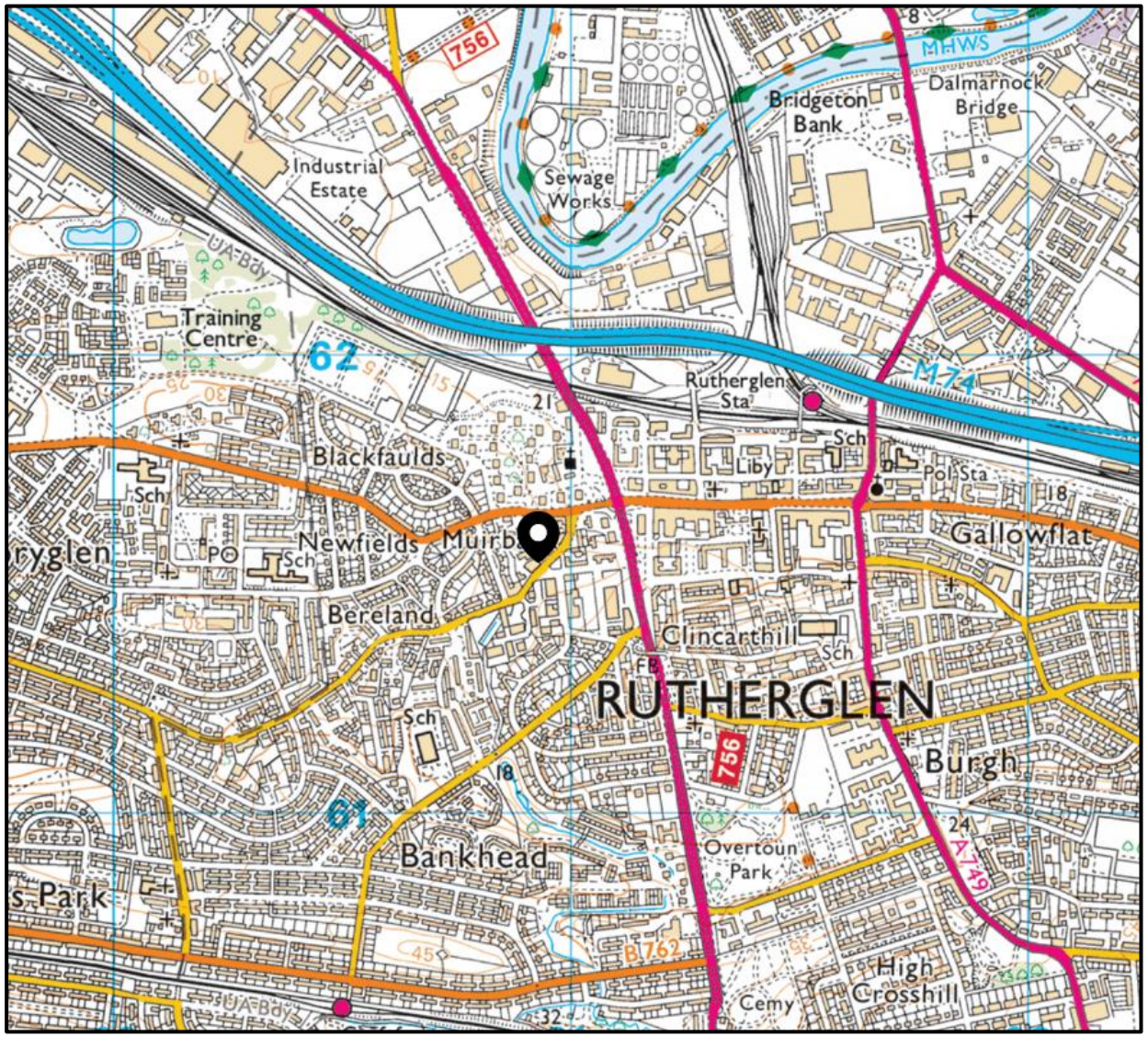
Location



The subjects are situated in the area of Rutherglen which is located in Glasgow's southside. The area is a popular residential and retailing area which is conveniently situated 3 miles to the south of Glasgow City Centre.

Rutherglen benefits from strong transport links with Junction 2 of the M74 motorway located nearby, providing access to Glasgow City Centre and Scotland's wider motorway network. Croftfoot train station is located approximately 0.8 miles from the subject property and offers frequent services into Glasgow Central Station.

More specifically, the subjects occupy a prominent position on Cathcart Road which is located within close proximity to Rutherglen's Main Street. The surrounding area benefits from a blend of residential and commercial operators including Aldi Supermarket, Highland Tweed Retailers and Scotch Beds.

CLICK HERE FOR LOCATION

Description





The subjects comprise of a mid terraced, ground floor hot food takeaway, forming part of a larger 4 storey tenement building with residential dwellings on the upper floors. The property benefits from a large glazed frontage with access via a glazed, aluminium framed door, protected by way of an electrical roller shutter.

The unit is currently presented in a 'white box' condition, providing an incoming tenant with a blank canvas for fit-out. It benefits from plastered walls and a suspended tiled ceiling with LED panel lighting throughout. To the rear, there are two additional rooms suitable for W/C facilities and a kitchen provision.

A further storage space as well as an area prepped for W/C facilities is available to the left.

ACCOMMODATION

	SQM	SQFT
Ground Floor	94.99	1,022
TOTAL	**94.99**	**1,022**

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

Floor Plan



Floor Plans Are For Indicative Purposes Only

The Detail

RENT

Our client is seeking offers in excess of £15,000 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property benefits from Class 3 (Sui Generis) Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

Further information shall be available once the subjects have been assessed.

ENERGY PERFORMANCE CERTIFICATE

Further information shall be available once the subjects have been assessed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building 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: October 2026.**