



PROPERTY CONSULTANTS

TO LET



1145 CATHCART RD, GLASGOW, G42 9HF

- Prominent roadside unit.
- Extremely visible corner position.
- Located at a very busy traffic junction.
- Floor area approx. 635sq.ft.
- Potential for 100% rates relief.

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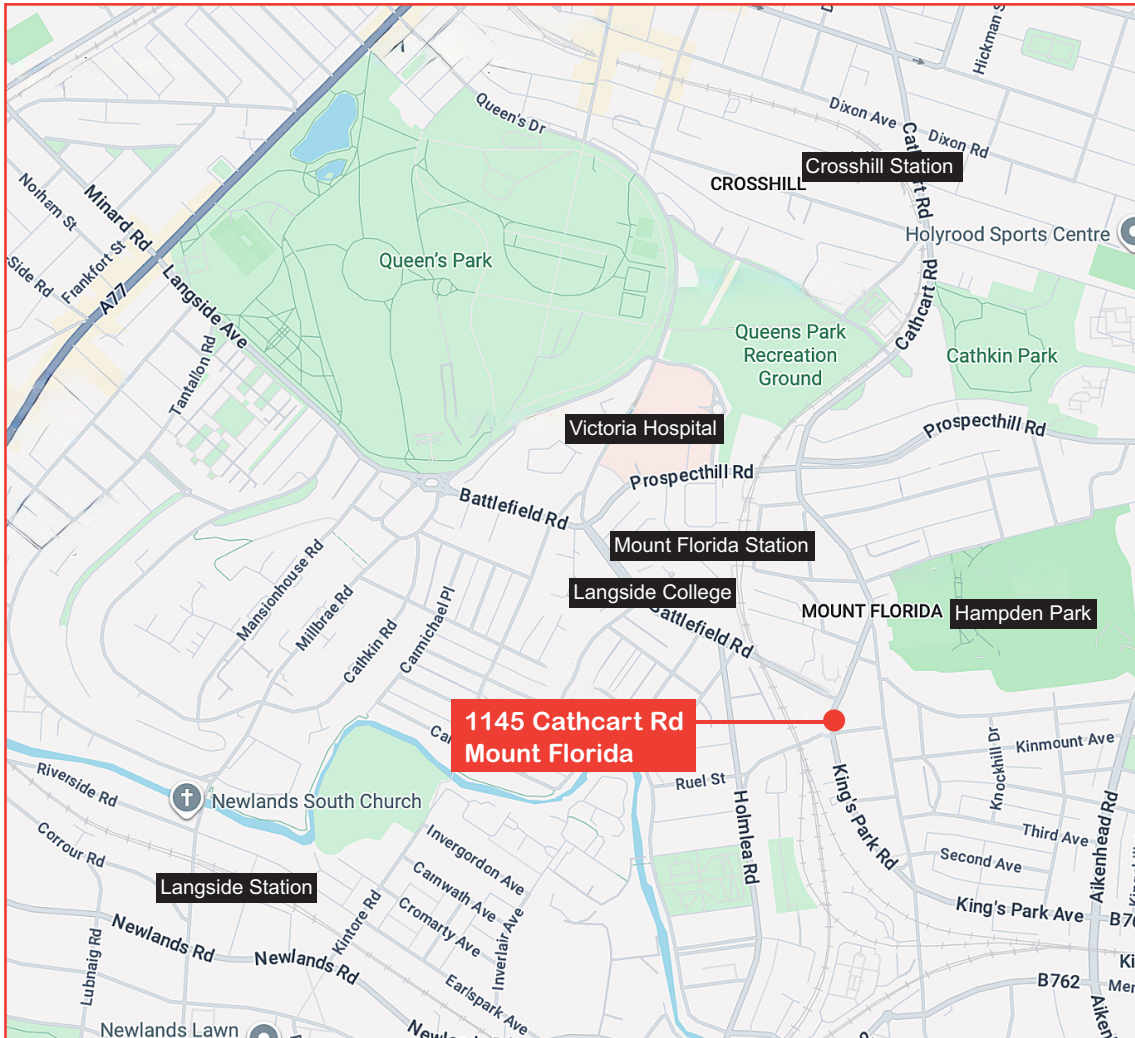


LOCATION

The property occupies a very prominent position in the south side of Glasgow, on Cathcart Road, close to its junction with Kings Park Road. This is a mixed use area with a combination of residential and commercial occupiers nearby. It is also very close to the national football stadium, Hampden Park.

Occupying a prominent corner, the shop is very visible to the considerable volume of vehicular traffic which passes daily. It is also near to Mount Florida train station, Langside College and New Victoria Hospital.

There is a **Tesco Express** and **Greggs** nearby and the other occupiers in the immediate vicinity are generally local in nature including **Clockwork Beer Co (PH)**, **SWES Electrical**, **Evolve Plumbing** and **Jordanne Hair**.



DESCRIPTION

The property comprises a prominent retail unit benefitting from an extremely visible corner position with excellent display windows. It is very well-fitted internally, offering an excellent front sales area, rear staff/storage facilities and a staff toilet. There is also a small mezzanine storage area accessed via a retractable ladder. The unit benefits from an intruder alarm, phone line and a fully certified electrical system.

We estimate that the property provides the following approximate accommodation:

Gross Frontage	31' 3"	9.53m
Ground Floor	635sq.ft.	59sq.m.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value - £7,400

Uniform Business Rate (2025/2026) - £0.498

*** An incoming tenant may qualify for up to 100% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information themselves.*

TERMS

The property is available based on a new full repairing and insuring lease and rental offers in excess of £12,500 per annum are invited. This rent equates to approx. £240/week.

EPC

Available on request.

PLANNING

The last use of the property was as a nail bar, and therefore we understand it will benefit from Class 1A (Shops, Financial, Professional and Other Services) planning consent, however it may be equally suitable for alternative uses. Please note however that our client does not wish to consider hot food uses for this property.

Interested parties are advised to make their own enquiries directly with the local Planning Department about both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ENTRY

By arrangement.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.



VIEWING & FURTHER INFORMATION

Viewing - by Arrangement:

Stephen Innes,

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