

**1007 CATHCART ROAD, GLASGOW, G42 9XL**



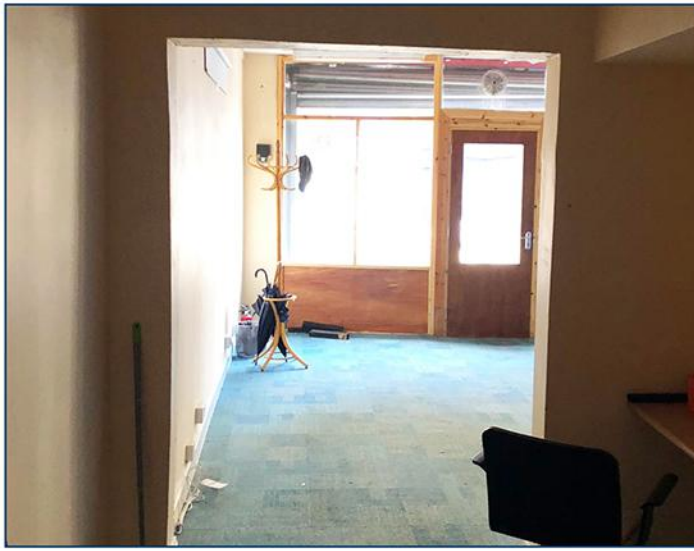
## PROMINENT RETAIL SPACE IN MT FLORIDA

The subjects are situated on the East side of Cathcart Road, close to its junction with Prospecthill Road in the Mount Florida area of Glasgow some three miles to the south of the city centre.

Cathcart Road (A730) forms a popular retail location within Mount Florida, as well as being a busy arterial route. The surrounding area is primarily residential in nature, typified by high density tenemental dwellings – generally with retail/commercial units situated at ground floor level.

- Prominent Roadside Position
- Electric Roller Shutter
- Refurbished
- V.A.T. Free
- Rates Exempt
- £8,500per annum





## Location

The subjects benefit from a high level of pedestrian and vehicular traffic and are situated on a number of bus routes, as well as being in close proximity to Hampden Stadium, Langside College and Mount Florida Railway Station. Adjacent occupiers comprise primarily a mix of national multiple retailers and independent sole traders.

## Description

The subjects comprise a mid-terrace ground floor retail within a 4 storey traditional tenement building surmounted by a pitched slate roof.

The subjects have prominent frontage secured by electric automatic aluminium roller shutter exposing the glazed timber framed frontage with single door entry.

The subjects are in good condition internally however any incoming occupier may wish to redecorate to their own standards. The subjects are formed with retail area to the front with stud partitions around the supporting columns in the centre of the subjects offering 2 no. individual areas within the mid-section opening to the rear with staff tea prep and w.c. to the rear. Lighting is provided by way of ceiling mounted fluorescent strip and halogen spot lights.

### NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following nav/rv

**£6,000**



## PROPOSAL

The subjects are available to let on a new full repairing and insuring lease for a negotiable term for £8,500 per annum. Our client is inviting offers for their freehold interest.

### V.A.T.

The subjects have not been elected for V.A.T.

### E.P.C.

Available on request

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