



LapsleyMcManus  
Property Consultants

# For Sale



## Shop Premises

9 Cumming Drive, Glasgow G42 9AE

### Location

The premises are situated on the north side of Cumming Drive, close to its junction with Cathcart Road, within the Mount Florida area of Glasgow, located approx. 4 miles south of the City Centre.

The surrounding area is residential and densely populated generally consisting of sandstone tenement dwellings. There is a core of commercial occupiers on the ground floor of tenement buildings. Surrounding occupiers include **Good Choi's Chinese Takeaway, Fresh 'n' Fruity Groceries, Every Blooming Thing Florists, Riggs Laundrette and Fulton Solicitors**. The subjects are within close proximity to Hampden Park, Scotland's national football stadium and the headquarters for the Scottish Football Association.

Glasgow enjoys excellent transport links being served by two mainline railway stations and the M8/M73/M74 and M77 motorways, which link to the central Scotland motorway network, the south and beyond.

The subjects are a short drive from Junction 1A of the M74 extension, which provides convenient access to the motorway network. There is on street car parking on Cumming Drive. Mount Florida train station is within a short walk from the premises and regular bus services to the City Centre and Greater Glasgow area operate along Cathcart Road.

AGENCY / INVESTMENT / VALUATION / RENT REVIEWS / RATING



## Description / Condition

The subjects comprise a single ground floor shop unit within a four storey red sandstone tenement under a pitched and tiled roof.

The premises benefit from a good sized timber framed display window with a recessed timber and glass entrance door. The entrance and display window are set behind security roller shutters. Internally, the premises are occupied as a shoe repair/key cutting shop and are arranged to provide a front workshop with customer service counter and waiting area together with an office/workshop to the rear leading to a rear kitchen and small office. There is a small storage area accessed from the rear of the premises.

To the rear of the premises there is a stainless steel sink with immersion hot water supply. The tenant has fitted worktop and cupboards. The toilet serving the premises is located in the close entrance and is shared with another shop unit.

## Floor Area

Shop Unit	37.44 sq m	(403 sq ft)
Store	16.74 sq m	(180 sq ft)
<b>Total</b>	<b>54.18 sq m</b>	<b>(583 sq ft)</b>

## Tenancy Information

The premises are let to let to James Dawson McCusker originally on a 10 year lease until 4 September 2021, now rolling over annually by Tacit at a rent of £6,000 pa (set in 2011).

## Sale Terms

Offers over £60,000.

We are advised the property is not elected for VAT.

## Business Rates

RV:	£4,500
Payable:	£2,205

The premises qualify for 100% rates relief under the small business bonus scheme. For further information, please contact the Director of Finance at Glasgow City Council.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.



## Legal Costs

Each party to bear their own legal costs and outlays including VAT incurred.

## 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.

## Viewing

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