



NO VAT
PAYABLE

QUALIFIES
FOR 100%
RATES RELIEF



Office / Retail Premises

571 Cathcart Road, Glasgow, G42 8SG

Location

The premises are situated on the east of Cathcart Road, close to its junction with Bankhall Street, within the Govanhill area of Glasgow, approximately 2.5 miles south of the City Centre. Cathcart Road forms a busy vehicular route linking the City Centre with the South Side of Glasgow.

The surrounding area is residential. Neighbouring occupiers include Four Seasons, William Hill, Cathcart Dental Surgery, David Robertson Pharmacy and the Penny Farthing Public House. On street car parking is available in the immediate vicinity.

Crosshill Station is located within close proximity to the premises and regular bus services to the City Centre operate along Cathcart Road.

Description

The premises comprise a ground floor shop/office unit within a four storey blonde sandstone tenement. Internally, the premises

are arranged to provide a good sized front office/sales area, together with offices, stores, kitchen and wc to the rear. There is also an external store accessed from the adjoining lane.

Floor Areas

We calculate the subjects to have the following net internal areas:

Retail/Office	98.14 sq m	(1,056 sq ft)
Store	26.00 sq m	(280 sq ft)
Total	124.14 sq m	(1,336 sq ft)

Rent

Offers in excess of £11,500 per annum are invited. There is no VAT payable on the rent.

The premises are available on a full repairing and insuring basis for a minimum 5 year term.

For further information please call today 0141 556 1222



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Business Rates

NAV/RV	£9,500
Uniform Business Rate	£0.462/£1
Rates Payable	£4,560 (2018/19)

The occupier qualifies for 100% rates relief under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

Date of Entry

By arrangement.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control, we will inform enquirers of any changes at the earliest opportunity. January 2018.

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