



100% RATES  
RELIEF / NO VAT  
PAYABLE



## Corner Positioned Retail / Office Premises

575/577 Cathcart Road, Glasgow, G42 8SG

### Location

The premises are situated on the East side of Cathcart Road, at its junction with Bankhall Street, within the Govanhill area of Glasgow, approximately 2.5 miles south of the City Centre.

The surrounding area is a populated residential location with retail provided on the ground floor of tenement properties.

Neighbouring occupiers include Cathcart Driving School, Anchul Collection, Ferhia Fabrics, 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 unit within a four storey blonde sandstone tenement. Internally, the premises provide modern retail accommodation to the front with storage and a WC and tea prep to the rear.

For further information please call today 0141 556 1222



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**Floor Areas**

In accordance with the 7th Edition of the RICS Code of Measuring Practice, we calculate the subjects to have the following net internal area:

690 sq ft (64 sq m)

**Rent / Terms**

Offers over £10,000 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.

**Business Rates**

RV: £9,700  
Payable: £4,520 (2017/18)

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

**Legal Costs**

The tenant will be responsible for meeting the landlords' reasonable legal costs associated with preparing the lease.

**Entry**

By arrangement.

**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**

Marc Erunlu  
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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. December 2017.