

FOR SALE - INVESTMENT

1025 CATHCART ROAD

MT FLORIDA, GLASGOW, G42 9XJ



KEY HIGHLIGHTS

- 250 sq ft
- Located within the popular Mount Florida area of Glasgow's South Side
- Passing rent of £7,800 per annum
- Highly prominent Class 1A premises
- Let to a tattoo studio for 5 years from 2025
- Offers over £90,000 invited = 8.51% NIY

SUMMARY

Available Size	250 sq ft
Price	Offers in excess of £90,000
Business Rates	Upon Enquiry
VAT	Not applicable
EPC Rating	Upon enquiry

DESCRIPTION

Well-presented ground floor Class 1A premises.

Externally benefits from a modern aluminium framed shopfront protected by electric security shutter.

Internally the subjects operate as a hair salon and provide bright open-plan accommodation with attractive original features.

A single WC is provided to the rear.

LOCATION

The subjects are located within the popular Mount Florida area of Glasgow's south side just 2 miles south of Glasgow City Centre.

More specifically the subjects are situated on the east side of Cathcart Road by its junction with Stanmore Road.

Mount Florida is a densely populated area benefiting from a large catchment population neighbouring Battlefield, Queens Park, Kings Park and Cathcart.

Mount Florida Railway Station is situated around the corner and regular bus services operate on Cathcart Road

On-street parking to the front and on the surrounding streets.

Nearby occupiers include Bucks Bar, The Good Choice, The Real Wan, Sun & Moon Tattoo Studio, Cafe Salmagundi and Sparta Protein.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	250	23.23	Available
Total	250	23.23	

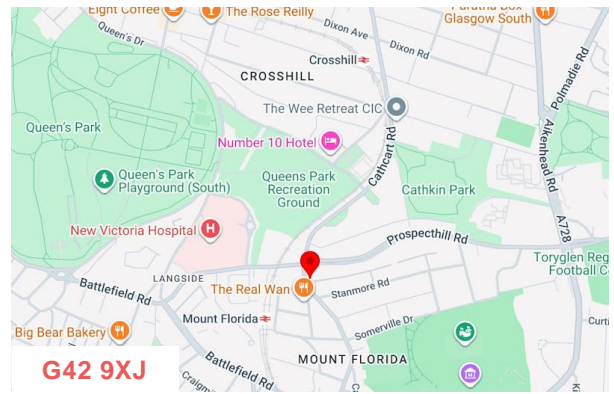
TENANCY INFORMATION

The subjects are let to a private individual t/a a tattoo studio

Let for 5 years from 1st September 2025 with tenant only breaks in September 2027 and 2029.

The passing rent is £7,800 per annum with an open-market upwards only rent-review in 2027 and 2029.

A deposit of £1,625 is held.



VIEWING & FURTHER INFORMATION

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