DM HALL

To Let

Retail / Class 1A



8 Margaretta Buildings, Glasgow G44 4EE

25.18 sq m
(271 sq ft)

- Prominent retail unit with frontage within the Margaretta Buildings Complex
- Conveniently located close to Cathcart Train Station.
- Newly refurbished accommodation.
- Ground floor retail premises.
- Rental offers in excess of £6,500 per annum.

DESCRIPTION

The subjects form part of the established Margaretta Buildings development, comprising a traditional two-storey terrace with rear projections.

Unit 8 provides well-proportioned commercial accommodation arranged over the ground floor.

The retail space was previously occupied by a tattoo studio and is currently configured to provide a small waiting area to the front, leading to an open-plan treatment room, with a kitchen area and WC facilities located to the rear.

The property has been recently refurbished and is presented in good condition, offering accommodation suitable for a variety of commercial uses.









LOCATION

Unit 8 occupy a prominent position on the western side of Margaretta Buildings, directly opposite Cathcart railway station and benefit from excellent visibility along the main pedestrian route to and from the station.

Cathcart is a well-established residential suburb on Glasgow's south side, situated between Battlefield, Mount Florida, King's Park, Muirend and Newlands. The area benefits from excellent transport links via the A728, the nearby M74 motorway, regular bus services and frequent rail connections to Glasgow city centre.

FLOOR AREA

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Price
Ground	Retail	271	25.18	-
Total		**271**	**25.18**	

TERMS

The property is available on a full repairing and insuring (FRI) lease, with flexible lease terms available. Rental offers in excess of £6,500 per annum are invited.



EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs

NON-DOMESTIC RATES

Rates Payable: £2.60 per sq ft According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,800 per annum. It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.
Rateable Value: £4,200

VIEWING & FURTHER INFORMATION

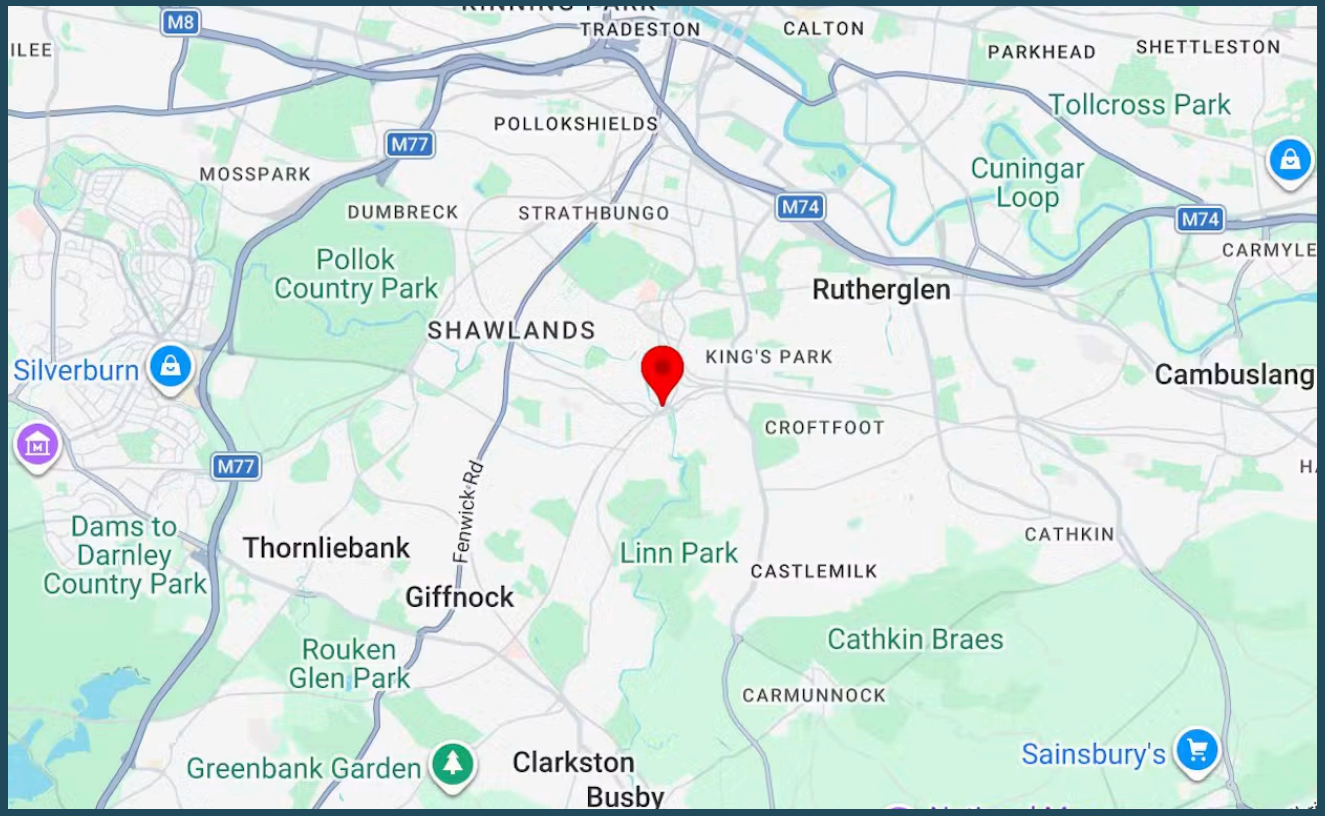
Strictly by contacting the sole agents.

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Make an enquiry

Jacqueline Towie
07917 762352
jacqueline.towie@dmhall.co.uk

DM Hall
24-28 Bothwell Street,
Glasgow
Scotland, G2 6NU
0141 332 8615
westagency@dmhall.co.uk

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PROPERTY REF: WSA3099

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