

Hot Food Takeaway TO LET / FOR SALE

TSA Property Consultants



123 Old Castle Road, Glasgow, G44 5TJ

Rarely Available Hot Food Unit in Densely Populated Area | Extraction In Situ | 700sq ft | Rates & V.A.T. Free |
Rent o/o £15,000p.a.

Summary

Tenure	To Let / For Sale
Available Size	700 sq ft / 65.03 sq m
Rent	£15,000 per annum
Rateable Value	£6,700 SBBS Qualifying
EPC Rating	Upon enquiry

Key Points

- Located on corner position in Cathcart suburb
- Partially fitted with full extraction in situ
- c. 700sq ft
- Lease Incentives Available
- Situated In Densely Populated Area
- Rates & V.A.T Free
- Sale: Offers Invited
- Rent: o/o £15,000p.a

Summary

Available Size	700 sq ft
Rent	£15,000 per annum
Rateable Value	£6,700 SBBS Qualifying
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a prominent corner position within a larger mixed use sandstone tenemental development.

The property benefits from full class 3 consent with extraction and canopies in situ, having undergone a partial renovation.

The property benefits from stores and w.c facilities to the rear.

NAV/RV

£6,700

Location

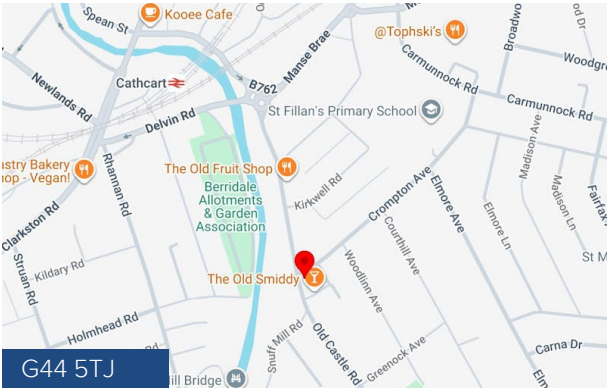
The property is situated on the east side of Old Castle Road at its junction with Compton Road within the suburb of Cathcart in Glasgow’s south side.

Cathcart is a historic residential suburb located approximately 3-4 miles (5-6 km) south of Glasgow city centre, in the south side of the city. The area blends charming older sandstone tenements, terraces, and villas with newer developments, and lies near green spaces such as Linn Park, one of Glasgow’s largest parks.

The Cathcart and Simshill neighbourhood has a population of around 7,300 residents, with a relatively high proportion of owner-occupied housing and a family-friendly demographic profile. Its catchment serves local families and commuters drawn to the suburban feel while remaining convenient to the city. Excellent transport links include Cathcart railway station on the Cathcart Circle Line, offering frequent ScotRail services to Glasgow Central in about 13 minutes, along with connections toward Neilston and the wider network. Several bus routes provide additional access to the city centre, surrounding suburbs, and beyond, making it well-connected for daily commuting and local travel

Video

- Video Tour - <https://www.youtube.com/watch?v=4bYwsSs6G8>



Viewing & Further Information



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- Located on corner in Cathcart suburb
- Partially fitted with full extraction in situ
- c. 700sq ft
- Rates & V.A.T Free
- Rent: o/o £15,000p.a
- Sale: Price on Request

LOCATION

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PROPERTY

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NAV/RV
£6,700

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £15,000p.a

PRICE
Our client would consider disposing of their freehold interest, price on request

V.A.T.
Not VAT elected

E.P.C.
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
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