

TO LET / FOR SALE - RETAIL

484 CATHCART ROAD

GOVANHILL, GLASGOW, G42 7BY



KEY HIGHLIGHTS

- 1,380 sq ft
- Located within the Govanhill area of Glasgow's South Side
- Eligible for 100% rates relief
- Nearby occupiers include The Gym Group, The Chaat Corner, The People's Pantry, Spar, Property Zone and Govanhill Health Centre
- Highly prominent corner Class 1A / Cafe premises
- Available for immediate occupation
- Rent - £18,000 per annum or o/o £225,000 to purchase

SUMMARY

Available Size	1,380 sq ft
Rent	£18,000 per annum
Price	Offers in excess of £225,000
Rates Payable	£3,187.20 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent corner Class 1A / Cafe premises.

Benefits from 3 x large aluminium framed display windows protected by electrically operated security shutters.

Internally provides bright open plan accommodation with kitchen and ambulant WC to the rear.

A hatch with single staircase provides access to the basement, ideal for storage.

LOCATION

The subjects are located within the popular Govanhill area of Glasgow's South Side just 1.5 miles south of the city centre.

More specifically the subjects command a highly prominent corner position on the west side of Cathcart Road at its junction with Cairn Street.

Cathcart Road is a busy main arterial route with high volumes of passing traffic connecting with the city centre travelling north and Mt Florida travelling south.

On-street parking provided to the front as well as the surrounding streets.

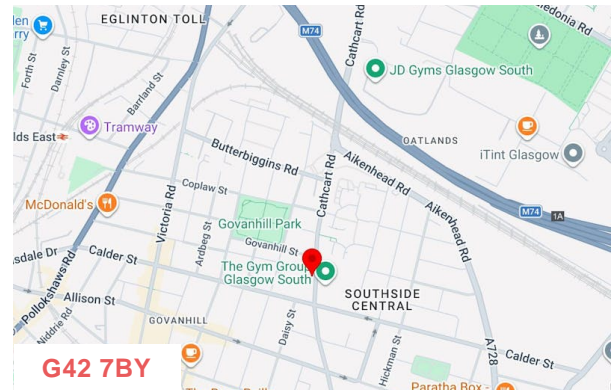
Regular bus services operate on Cathcart Road whilst Crosshill Railway Station is a 10 minute walk south.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	690	64.10	Available
Basement	690	64.10	Available
Total	1,380	128.20	



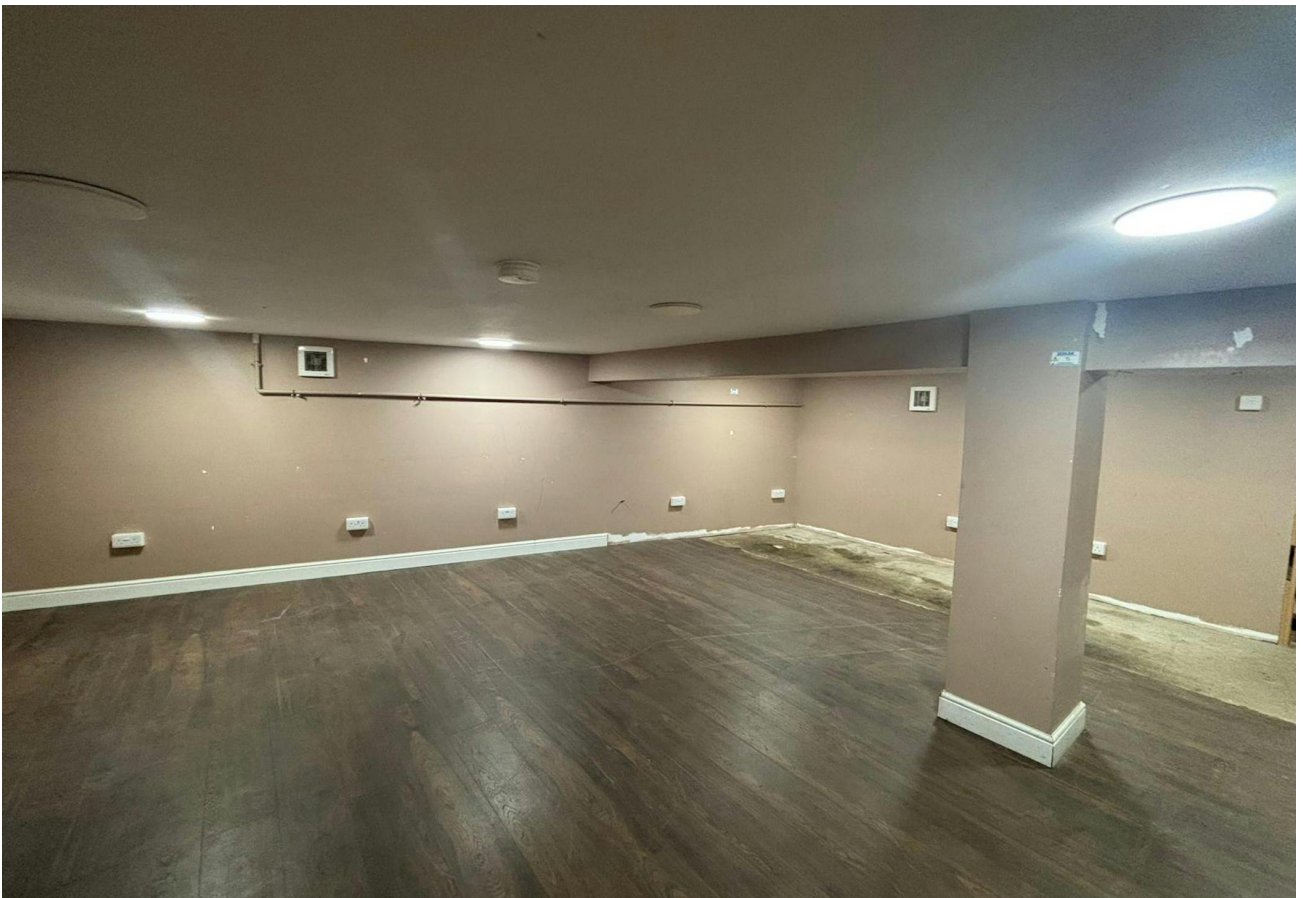
VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk



G·M·BROWN