

# TO LET

**Prominent Class 3 (Sui Generis) Premises**

**NIA:- 94.99 SQM (1,022 SQFT)**

**Recently Undergone An Extensive Refurbishment**

**Situated on Busy Thoroughfare Within Rutherglen**

**Benefits From Secure Roller Shutters**

**Prominent Glazed Frontage**

**Rent: OIEO: £16,500 per annum**



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Boundary Lines Are For Indicative Purposes Only

**UNIT 2, 40 CATHCART ROAD, RUTHERGLEN, G73 2QZ**

**CONTACT:**

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# Location

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The subjects are situated in the area of Rutherglen which is located in Glasgow's southside. The area is a popular residential and retailing area which is conveniently situated 3 miles to the south of Glasgow City Centre.

Rutherglen benefits from strong transport links with Junction 2 of the M74 motorway located nearby, providing access to Glasgow City Centre and Scotland's wider motorway network. Croftfoot train station is located approximately 0.8 miles from the subject property and offers frequent services into Glasgow Central Station.

More specifically, the subjects occupy a prominent position on Cathcart Road which is located within close proximity to Rutherglen's Main Street. The surrounding area benefits from a blend of residential and commercial operators including Aldi Supermarket, Highland Tweed Retailers and Scotch Beds.



[CLICK HERE FOR LOCATION](#)



# Description

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The subjects comprise of a mid terraced, ground floor hot food takeaway, forming part of a larger 4 storey tenement building with residential dwellings on the upper floors. The property benefits from a large glazed frontage with access via a glazed, aluminium framed door, protected by way of an electrical roller shutter.

The unit is currently presented in a 'white box' condition, providing an incoming tenant with a blank canvas for fit-out. It benefits from plastered walls and a suspended tiled ceiling with LED panel lighting throughout. To the rear, there are two additional rooms suitable for W/C facilities and a kitchen provision.

A further storage space as well as an area prepped for W/C facilities is available to the left.

## ACCOMMODATION

	SQM	SQFT
<b>Ground Floor</b>	94.99	1,022
<b>TOTAL</b>	<b>94.99</b>	<b>1,022</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plan

UNIT 2, 40 CATHCART ROAD, RUTHERGLEN, G73 2QZ



Floor Plans Are For Indicative  
Purposes Only



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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## RENT

Our client is seeking offers in excess of £16,500 per annum on the basis of fully repairing and insuring lease terms.

## PLANNING

We understand that the property benefits from Class 3 (Sui Generis) Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## RATEABLE VALUE

Further information shall be available once the subjects have been assessed.

## ENERGY PERFORMANCE CERTIFICATE

Further information shall be available once the subjects have been assessed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.