



1003 Cathcart Road, Glasgow, G42 9XJ

- Retail Investment On Busy Thoroughfare
- Tenant In Situ Since 2015
- Held on F.R.I Lease
- Passing £10,000p.a
(fixed increase in 2028: £12,000p.a)
- 1,200+ sq ft
- Rates & V.A.T Free
- Sale: £170,000

LOCATION

The property is situated on the east side of Cathcart Road at its junction with Prospecthill Road in the Langside suburb of Glasgow. Langside is a vibrant residential district located on the south side of Glasgow, Scotland, nestled between Shawlands to the west, Battlefield to the east, Queen's Park to the north, and Newlands to the south. Situated approximately 3-4 miles south of Glasgow city centre, it occupies a compact area of around 0.46 km² in the G41/G42 postcode sectors. Historically significant as the site of the 1568 Battle of Langside, the neighbourhood blends Victorian tenements, period villas, and green spaces, creating an attractive, leafy character popular with families and professionals.

The Langside and Battlefield neighbourhood together house approximately 14,000 residents, forming part of a broader affluent southside catchment known for strong demand from young families, commuters, and owner-occupiers. The area benefits from excellent local amenities, including shops, schools, parks, and community facilities like Langside Library and Hall, drawing footfall from surrounding districts such as Cathcart, Mount Florida, and Pollokshields. Well-connected via Langside railway station on the Cathcart Circle line, offering frequent services to Glasgow Central in around 10-15 minutes, plus multiple bus routes along key arteries like Kilmarnock Road and Battlefield Road. Proximity to major roads and cycle paths further enhances its appeal for daily commuting.

PROPERTY

The property comprises a ground floor retail unit set with a larger sentimental development of sandstone construction.

The property offers a prominent aluminium framed glazed frontage with single entrance door leading to the open plan retailing space to the front. There is storage situated to the rear of the demise along with tea prep, office and w.c facilities.



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AREA
113sqm (1,216sq ft)

NAV/RV
£10,600

LEASE SUMMARY

The property is held on a full repairing and insuring head lease to Mattress Matt Ltd expiring 28th February 2030 at a current passing rent of £10,000p.a. The lease provides the landlord with fixed rent increase from 2028 to £12,000p.a.

SALE

The property is available on a freehold basis for £170,000

V.A.T.

The property is not elected for V.A.T.

E.P.C

Available on request

LEASE & TITLE
Available on request

LEGAL

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

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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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:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.