



Cafe – 172 Homlea Road, Cathcart, Glasgow, G44 4BA £230 pw

# **Property At a Glance**

\*\*\*\*3D Virtual Video Tour Available\*\*\*\* Mitchells Properties are delighted to market for rent this ground floor retail premises forming part of a larger tenement building. This corner commercial cafe unit thatwas formally trading as Cafe Royal a family run business est 1976 selling selling traditional Italian IceCream, Confectionery, Hot and Cold Snacks, Hot Drinks, Soft Drinks Cakes for over 30 plus years buthas sadly been closed since 2017. Externally the property benefits from a single corner shopfront withpedestrian door both protected by roller shutters. Internally provides well-presented open planaccommodation to the front and side. Internal refurbishment is required. Nearby on-street car parking

### Location

The subjects are located within the Cathcart area of Glasgow's south side approximately 3/4 miles south of the city centre. More specifically the subject property occupies a prominent position on Homlea Road opposite its junction with Cathcart Road

Homlea Road is a main arterial route with high volumes of passing traffic connecting with various populous neighbouring areas of the south side including Mount Florida, Battlefield, Muirend, Netherlee, Clarkston, and GiffnockExcellent access to public transport links are provided with Cathcart Railway Station less than a 10 minute walk whilst regular bus services operate on Homlea Road.

This shop has many flexible uses but would ideally suit cafe / coffee house given the excellent corner and High Street Position. Also, may be used for beauty salon/aesthetics, lawyers office, estate agents office etc RATEABLE VALUE: T.B.C - Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme

**ENERGY RATING: Available on request** 

RENT, LEASE DETAILS, PRICE ETC: - The subjects are available by way of a new FRI lease at rent of £12,000 per annum.

VIEWING: - STRICTLY by appointment through the letting agents. - Agency Department StephenMitchell FREE VALUATION SERVICE Mitchells Properties Letting Agents provide a free valuation service. If you are considering Letting your own home and would like an up to date free valuation, please telephone one of our local branches. DATE OF ENTRY By arrangement. VIEWINGS By appointment with Mitchells Sales and Lettings Disclaimer for virtual viewings Some or all information pertaining to this property may have been provided solely by the vendor, and although we always make every effort to verify the information provided to us, we strongly advise you to make further enquiries before continuing. If you book a viewing or make an offer on a property that has had its valuation conducted virtually, you are doing so under the knowledge that this information may have been provided solely by the vendor, and that we may not have been able to access the premises to confirm the information or test any equipment. We therefore strongly advise you to make further enquiries before completing your purchase of the property to ensure you are happy with all the information provided. Mitchells Sales and Lettings use all reasonable endeavours to supply accurate property information in line with the Consumer Protectionfrom

# **Property Specifications**

- Prime corner location
- Rarely Available Location
- Centre of Densely Populated Area
- Property requires internal refurbishment
- Rent: £12,000 per annum
- Available from 05/04/2024
- Viewing Recommended





Matterport Property Report:

Holmlea Road, Cathcart, Glasgow, G44 4BA Indoor Scanned Area - Full Property 31.7 m<sup>2</sup> | Floor 1 31.7 m<sup>2</sup> Visit 3D space on Matterport



information may not have been verified and further checks should be made either through your solicitor / conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider.

Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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