



## ONLINE AUCTION

- > AUCTION DATE: 4<sup>TH</sup> DECEMBER 2024 AT 12:30PM
- > PROMINENT RETAIL UNIT
- > LARGE FRONTAGE
- > BUSY RETAILING LOCATION
- > GUIDE PRICE: £45,000

# FOR SALE

**545 CATHCART ROAD, GLASGOW, G42 8SG**

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[www.shepherd.co.uk](http://www.shepherd.co.uk)

On behalf of

King's and Lord  
Treasurer's Remembrancer





545 CATHCART ROAD, GLASGOW, G42 8SG

**LOCATION**

The subjects are positioned on the eastern side of Cathcart Road and lie within the Govanhill area of Glasgow, a short distance to the south of the city centre.

Cathcart Road is a main arterial road within Glasgow's South Side and carries a high volume of daily passing traffic which leads to/from the city centre. Cathcart Road is also a main bus route.

The subjects form part of an established parade of retail/commercial units contained within traditional tenements with upper floors in residential use.

A retail park is also located a short distance to the north of the property.

**DESCRIPTION**

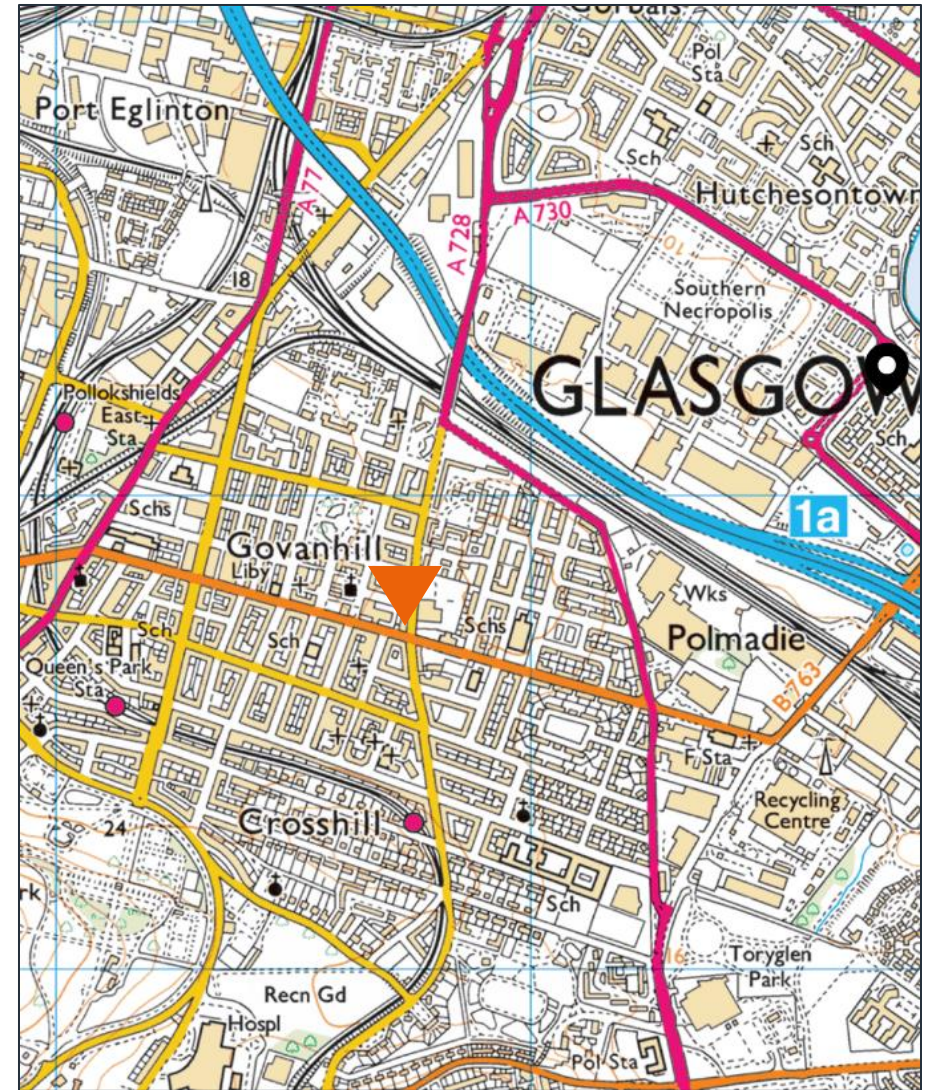
The subjects comprise a ground floor retail unit forming part of a traditional four storey blonde sandstone tenement building. The shop benefits from a pedestrian access door with the frontage protected by steel roller shutters.

Internal access to the property and inspection has not been possible. As such, we are unable to provide any comment in terms of the condition, configuration and make up of the premises. No access will be available for viewings.

**ACCOMMODATION**

	SQM	SQFT
Ground Floor	52.86	569
<b>TOTAL</b>	<b>52.86</b>	<b>569</b>

As we were unable to carry out a measurement inspection, the above floor areas have been provided from the Scottish Assessors Association and therefore can not be relied upon.



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[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)



**AUCTION DATE**

The auction will be held on 4<sup>th</sup> December 2024 and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**RATEABLE VALUE**

The subjects are currently entered into the Valuation Roll at a rateable value of £12,000. The rate poundage for 2024/2025 is 49.8p to the pound.

**GUIDE PRICE**

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

**BUYER FEES**

There are no buyer's fees on this lot.

**LEGAL PACK**

The legal packs are available to view online

**VAT**

The property hasn't been elected for VAT and as such VAT will not be payable on the purchase price.

**ENERGY PERFORMANCE CERTIFICATE**

Not applicable.

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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)/occupiers(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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**CONTACT DETAILS**

Calvin Molinari  
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**Local Office Contact**

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

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