



ONLINE AUCTION

- > AUCTION DATE: 4TH DECEMBER 2024 AT 2:30PM
- > 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

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
TOTAL	52.86	569

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.



AUCTION DATE

4TH DECEMBER 2024 AT 2:30 PM

www.shepherd.co.uk/commercial-auctions



AUCTION DATE

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

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

Shepherd Chartered Surveyors Calvin Molinari BSc (Hons) MRICS c.molinari@shepherd.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: NOVEMBER 2024**