



123 Old Castle Road, Cathcart, Glasgow, G44 5TJ

- Located on corner in Cathcart suburb
- Partially fitted with full extraction in situ
- c. 700sq ft
- Rates & V.A.T Free
- Rent: o/o £15,000p.a

LOCATION

The property is situated on the east side of Old Castle Road at its junction with Compton Road within the suburb of Cathcart in Glasgow's south side.

Cathcart is a historic residential suburb located approximately 3-4 miles (5-6 km) south of Glasgow city centre, in the south side of the city. The area blends charming older sandstone tenements, terraces, and villas with newer developments, and lies near green spaces such as Linn Park, one of Glasgow's largest parks.

The Cathcart and Simshill neighbourhood has a population of around 7,300 residents, with a relatively high proportion of owner-occupied housing and a family-friendly demographic profile. Its catchment serves local families and commuters drawn to the suburban feel while remaining convenient to the city. Excellent transport links include Cathcart railway station on the Cathcart Circle Line, offering frequent ScotRail services to Glasgow Central in about 13 minutes, along with connections toward Neilston and the wider network. Several bus routes provide additional access to the city centre, surrounding suburbs, and beyond, making it well-connected for daily commuting and local travel.

PROPERTY

The property comprises a prominent corner position within a larger mixed use sandstone tenemental development.

The property benefits from full class 3 consent with extraction and canopies in situ, having undergone a partial renovation and benefits from stores and w.c facilities to the rear.



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NAV/RV

£6,700

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £15,000p.a

V.A.T.

Not VAT elected

E.P.C.

Available on request

LEGAL

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

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

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.