

M

GOVAN CROSS

2.3m

ANNUAL FOOTFALL



SERVING GOVAN & THE NEIGHBOURING COMMUNITIES

ANCHORED BY

home **bargains** **Iceland**

- 72 FREE CAR PARKING SPACES
- EXCELLENT PUBLIC TRANSPORT LINKS

OCCUPIERS INCLUDE

SUBWAY

savers

Ladbroke's

Morrisons Daily

farmfoods
Great Food, Amazing Prices

BAYNE'S

GREGGS



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LOCATION

Govan Cross Shopping Centre is located within the heart of Govan, approximately 2.5 miles, 10 minutes drive, south-west of Glasgow City Centre.

The surrounding area has and continues to benefit from significant investment in both residential and public areas, with in excess of 400 new homes planned in the next 3 years, and the scheme itself lies directly adjacent to the recently refurbished bus and subway stations.

The shopping centre extends to approximately 65,000 sq ft and comprises 21 shop units which dominates the retail provision within the area.

NEW RIVER CLYDE BRIDGE

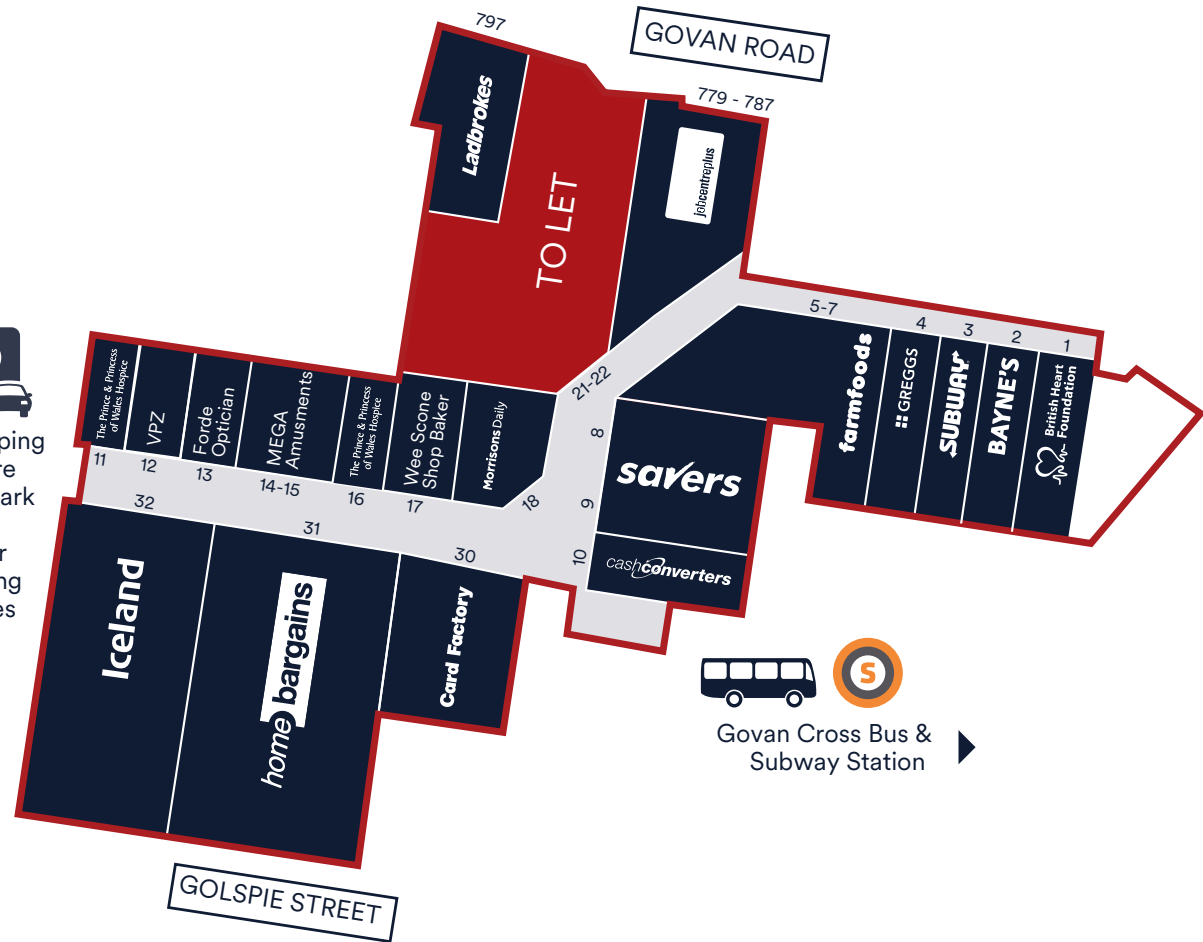
The catchment is anticipated to grow further, following the opening of the new £30M pedestrianised bridge linking Govan with the Riverside Museum at Partick on the north side of the River Clyde, which opened in September 2024.





Shopping Centre Car Park

72 car parking spaces



Govan Cross Bus & Subway Station

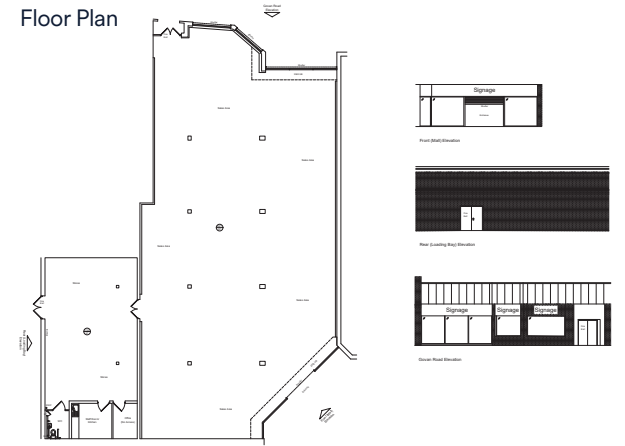
AVAILABLE UNIT



UNIT 21-22 SUBJECT TO VP	sq.ft	sq.m
Total Area	6,374	592.2
RENT	£60,000 pax	
RATEABLE VALUE	£48,500	
SERVICE CHARGE	£30,000 pax	
INSURANCE	£2,590.92 pax	

Opportunity to split the unit

Floor Plan





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LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

VAT

All figures are quoted exclusive of VAT.

VIEWING STRICTLY BY APPOINTMENT VIA THE APPOINTED AGENTS:



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.