

TO LET

Unit 20

GF: 1,909 sq.ft
(177.3 sq.m)

FF: 1,898 sq.ft
(176.3 sq.m)

170+
PARKING
SPACES



RATES RELIEF POTENTIALLY AVAILABLE - SUBJECT TO MEETING THE ELIGIBILITY REQUIREMENTS OF THE SMALL BUSINESS BONUS SCHEME

LOCATED OPPOSITE B&M AND
MAIN CAR PARK

M UNIT 20

///joined.safely.chest
M Drumchapel, Glasgow
Lanarkshire
G15 8NE

Occupiers Include

BETFRED *savers* *Ladbrokes*

GREGGS *Iceland* *SUBWAY*

b&m

DESCRIPTION

Drumchapel Shopping Centre provides provides the premier convenience and value led retail offer in the local area, extending to 92,000 sq.ft of retail, hot food and leisure floorspace, benefiting from extensive free customer car parking spaces.

Major national occupiers represented include B&M, Iceland, Ladbrokes, Greggs, Lloyds Pharmacy, Subway, Job Centre and One O One plus a number of well established local traders. In addition Aldi, Farmfoods, The Post Office, Police Station & Health Centre are all close by.

UNIT SIZE

Ground Floor: 1,909 sq.ft (177.3 sq.m)

First Floor: 1,898 sq.ft (176.3 sq.m)

Total: 3,807 sq.ft (353.6 sq.m)

RENT

Offers in excess of £15,000 per annum exclusive of VAT, business rates, services charge and building's insurance.

RATEABLE VALUE

Rateable Value: £12,300.

(The property may qualify for rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme)

SERVICE CHARGE & INSURANCE

Service Charge: £10,475 +VAT

Insurance: £1,345.92 +VAT

ENERGY PERFORMANCE

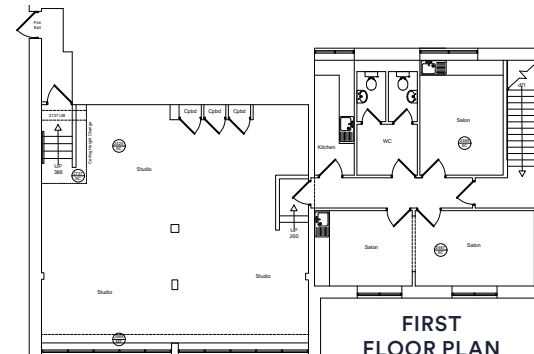
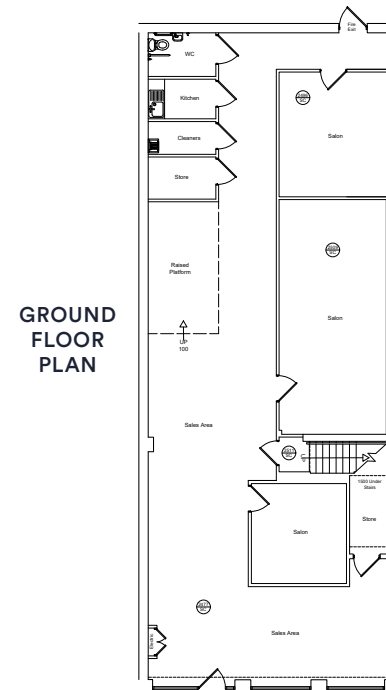
A copy of the EPC will be made available as required.

PLANNING

Class 1A (Retail). It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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



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Retail Units On-Site



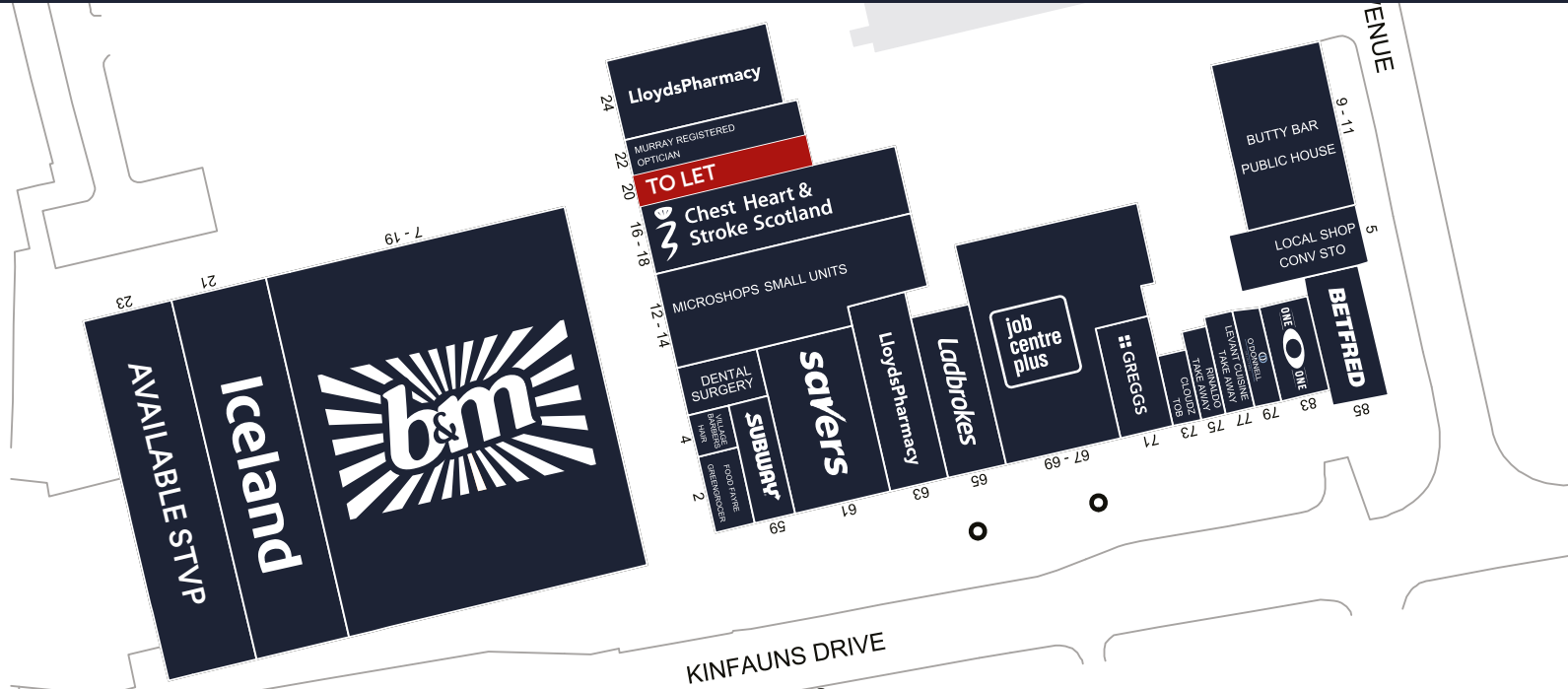
170+

Parking Spaces



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What Three Words



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Viewing
Strictly via prior appointment
with the appointed agents



LOCATION

M Drumchapel Shopping Centre is located approximately 6 miles north-west of Glasgow city centre, serving the established residential community of Drumchapel and the surrounding neighbourhoods. The area has a resident population of around 15,000 people, with an immediate catchment in excess of 115,000, providing a strong and consistent local customer base.



Richard Ford

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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.