

TO LET

LICENSED ROADSIDE RETAIL / CONVENIENCE OPPORTUNITY

417-423 NITSHILL ROAD, GLASGOW, G53 7BN

PLANNING APPROVED FOR FURTHER 30 ON-SITE PARKING SPACES



LOCATION

Nitshill Shopping Centre is located to the east of Nitshill Road at its junction with Cleeves Road, approximately 7 miles south-west of Glasgow City Centre.

Nitshill Road is a main arterial route, linking the M77 motorway to the east, Paisley to the west, and benefits from high levels of passing traffic throughout the day. The M77 is located approximately 1 mile to the east.

The centre is located immediately below a multi storey block of flats and is located within an area of high-density residential properties. The centre benefits from excellent public transport links, with Nitshill train station directly adjacent, in addition to numerous bus services which run along Nitshill Road.

Occupiers within the centre include **Well Pharmacy**, **Greggs** and **Gallen & Co Solicitors**, whilst a number of national retailers are located close-by, including **Lidl**, **Matalan**, **BetFred** and **B+M**.

DESCRIPTION

The subjects comprise a self-contained retail premises, ideally suited as a local convenience store.

The centre comprises of 11 units which service the local neighbourhood and wider catchment of Nitshill, Priesthill & Darnley.

Internally the subjects comprise of open plan sales with a partitioned storage area and staff amenity block. The subjects benefit from rear servicing.

Planning has recently been approved to upgraded the centres parking offer, which will allow for a further 30 spaces to be created from a dedicated access road off Cleeves Drive.

ACCOMODATION

The subjects extend to the following area which has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition;

Total Floor Area	sq. m	sq. ft
Ground	309.92 sq. m	3,336 sq. ft

RATING

Currently under review.

TERM

The subjects are available to Lease on a new Full Repairing and Insuring bag sis for a period of negotiable duration.

It is anticipated that the minimum period of lease will be 10 years.

RENT

Offers invited over £45,000.00 per annum.

LICENCE

The subjects benefit from an off sales licence for the sale alcohol Monday to Sunday, between 10.00 am 10.00 pm. Further information available on request.

SERVICE CHARGE

A small service charge for the common maintenance and management of the building will apply. Further information is available on request.

COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

USE

The subjects benefit from having a Class 1 (Retail) consent. Alternative uses may be considered, subject to planning.

ENERGY PERFORMANCE CERTIFICATE

Full Energy Performance Certificate available on request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

VIEWING & FURTHER INFORMATION

All viewing and further information is via the sole leasing agents.

Gordon Nicolson / Ross Allardice

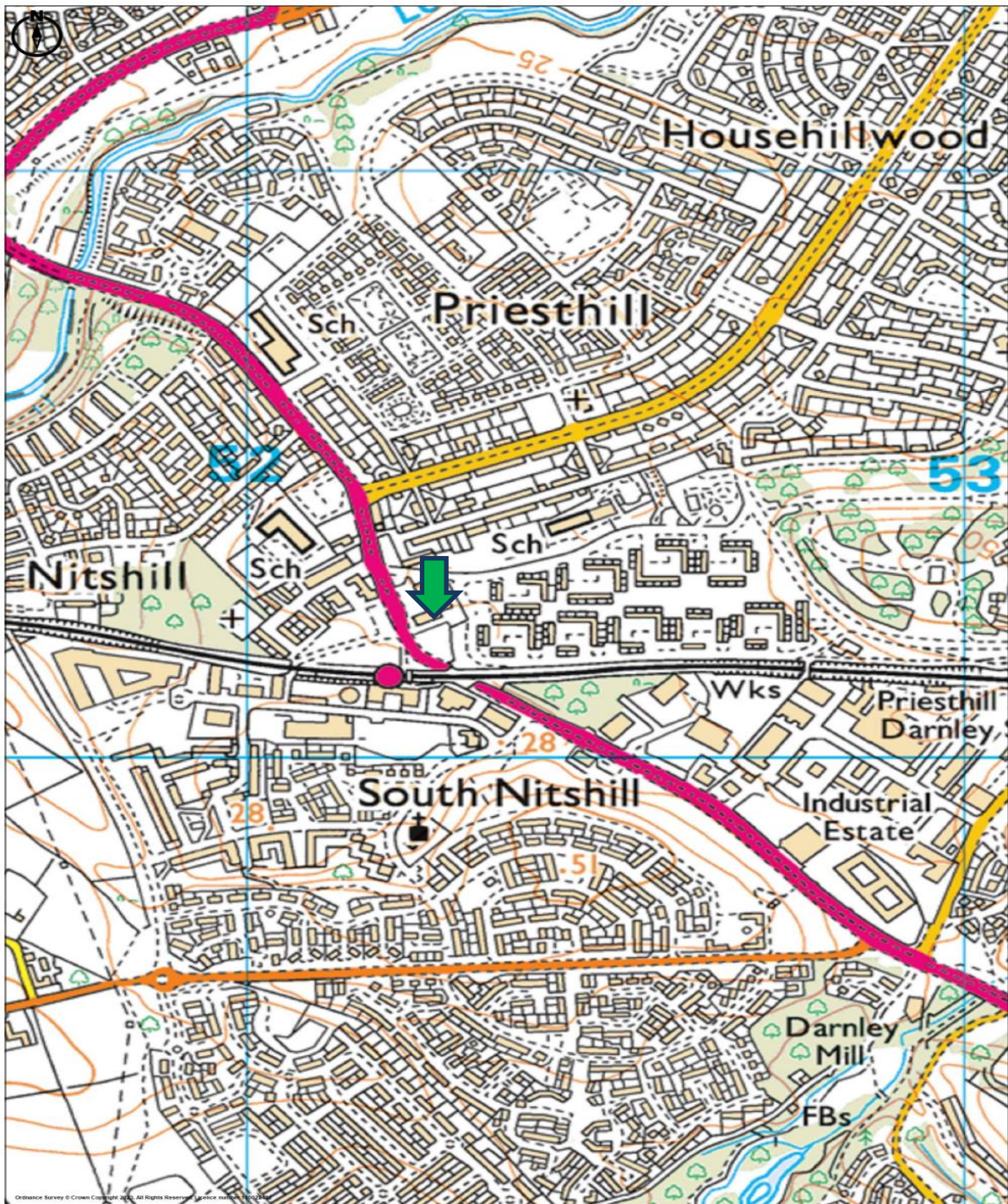
HSA Retail

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Subject to Contract. Date of Production 30 Jan 2023

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