

## TO LET

### PROMINENT RETAIL UNIT

Unit 22, The Avenue Shopping Centre, Newton Mearns, Glasgow



#### LOCATION

The Avenue Shopping Centre is situated on Ayr Road (A77) within Newton Mearns, one of Glasgow's most affluent suburbs, located approximately 15km (9 miles) south of Glasgow City Centre, 11km (7 miles) west of East Kilbride and 9 miles (15km) south-east of Paisley.

The immediate surrounding area is primarily residential in character.

## Description

The Avenue Shopping Centre provides 178,000 sq ft of suburban retailing and catering accommodation. The Centre is anchored by **Marks & Spencer, Asda, Boots, Virgin Bank, Waterstones, Superdrug** and other key retailers.

The Avenue is serviced by an 800 space car park.

The unit occupies a prime position within the scheme and benefits from a strong double glazed frontage with a centrally positioned roller shutter access.

## Net Internal Area

Floor	sq m	sq ft
Ground	106.28	(1,144)
Total Net Internal Area	106.28	(1,144)

## Occupational Costs

Quoting Rent	Upon application
Rateable Value	£ 38,500 (effective from 1 <sup>st</sup> April 2017)
Estimated Rates Payable	£ 18,865 (2021/2022)
Current Service Charge	£ 7,647 per annum
Current Insurance	£ 254 per annum

## Terms

The subject premises are available by way of a new FRI lease.

## Energy Performance Certificate

Available upon request.

## Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

## Viewings



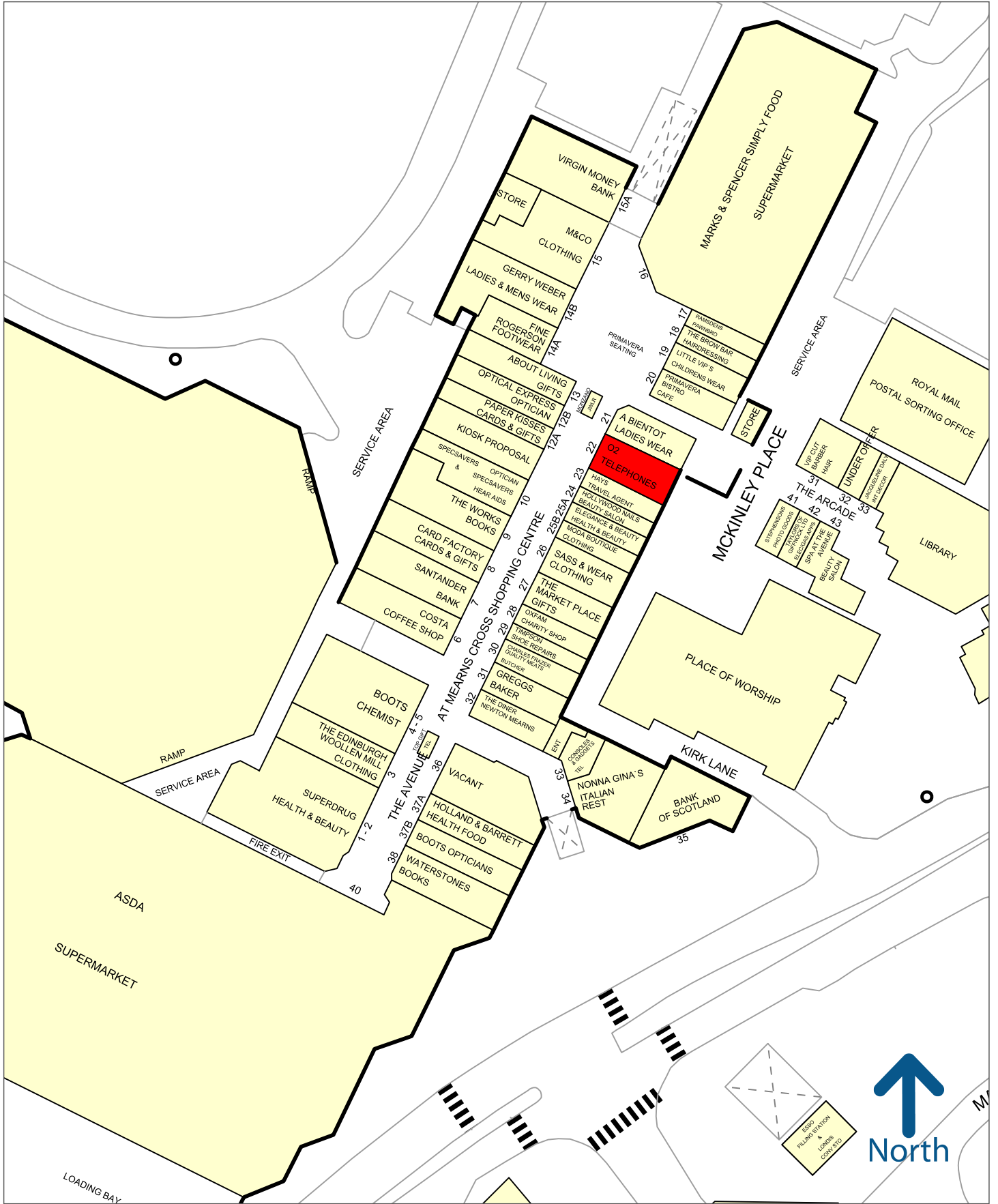
All viewing and further information is via the sole letting agents.

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**Subject to Contract**  
**Date: May 2021**

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50 metres

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