

## TO LET

### PROMINENT RETAIL UNIT

Unit 32, McKinlay Place, 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, Waterstones, Bonmarche, Superdrug** and other key retailers.

The Avenue is serviced by an 800 space car park.

McKinlay Place provides an external parade attached to the main Shopping Centre

## Net Internal Area

Floor	sq m	sq ft
Ground	38.37	(413)
Total Net Internal Area	38.37	(413)

## Occupational Costs

Quoting Rent £ 10,000 per annum

Rateable Value £ 7,600 (effective from 1<sup>st</sup> April 2023)

Estimated Rates Payable £ 3,785 (2025/2026)

Please note the subjects may be eligible for the **Small Business Bonus Scheme**

Current Service Charge £ 1,105 per annum

Current Insurance £ 234 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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HSA Retail  
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**Subject to Contract**  
**Date: April 2025**

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50 metres

Experian Goad Plan Created: 22/04/2025  
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