

# TO LET

## PROMINENT RETAIL UNIT

Unit 12b, 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 'pop-out' glazed frontage with a centrally positioned glass customer door.

## Net Internal Area

Floor	sq m	sq ft
Ground	103.68	(1,116)
Total Net Internal Area	103.68	(1,116)

## Occupational Costs

Quoting Rent	£35,000 pa ex VAT
Rateable Value	£ 28,000 (effective from 1 <sup>st</sup> April 2023)
Estimated Rates Payable	£ 13,944 (2023/2024)
Current Service Charge	£ 7,375 per annum
Current Insurance	£ 495 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



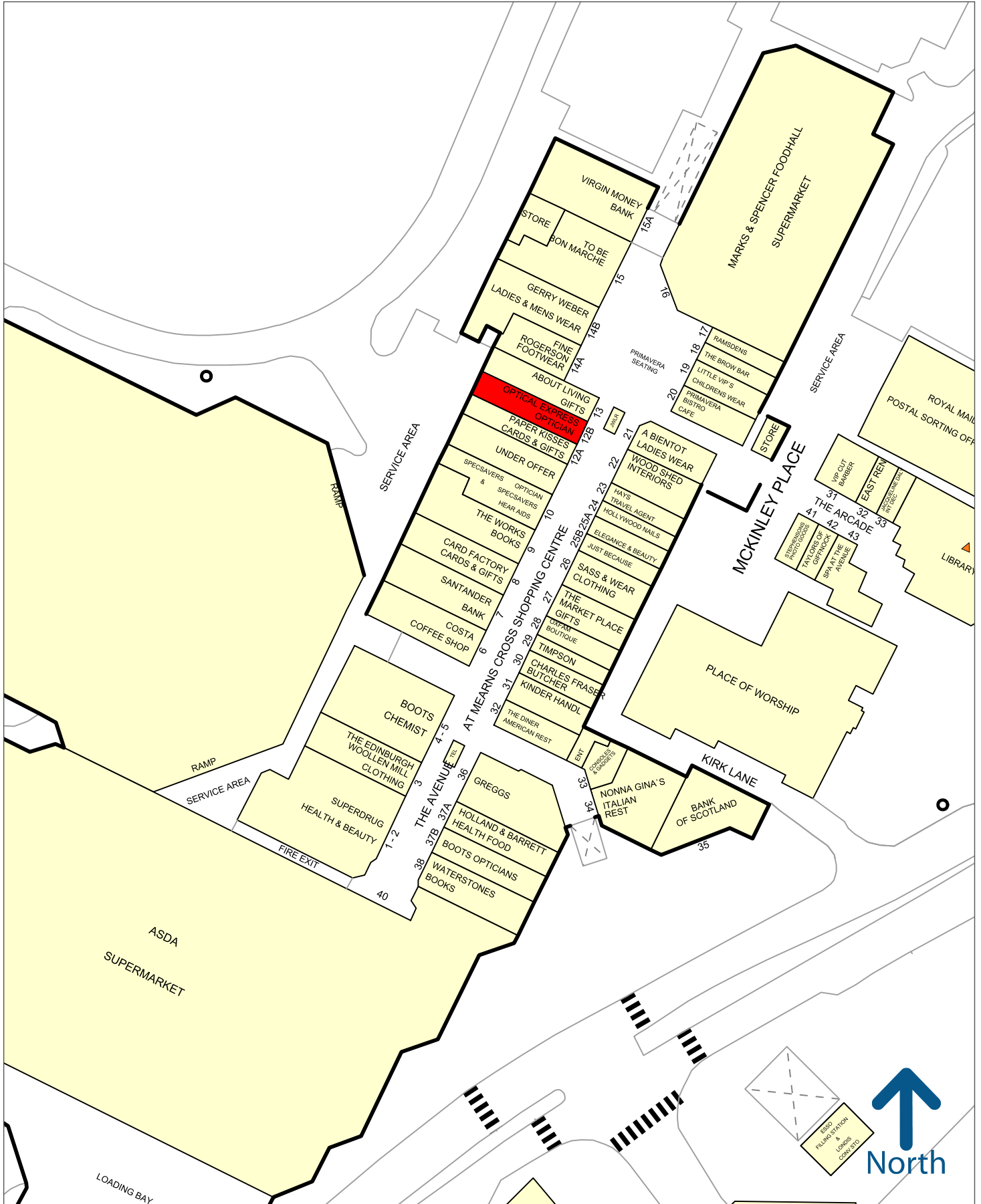
All viewing and further information is via the sole letting agents.

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**Subject to Contract**  
**Date: August 2023**

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50 metres

Experian Goad Plan Created: 18/08/2023  
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