

TO LET

PROMINENT RETAIL UNIT

Unit 25b, 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	50.07	(539)
Total Net Internal Area	50.07	(539)

Occupational Costs

Quoting Rent	£20,000 pa ex VAT
Rateable Value	£ 19,500 (effective from 1 st April 2017)
Estimated Rates Payable	£ 9,555 (2021/2022)
Current Service Charge	£ 3,507 per annum
Current Insurance	£ 109 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



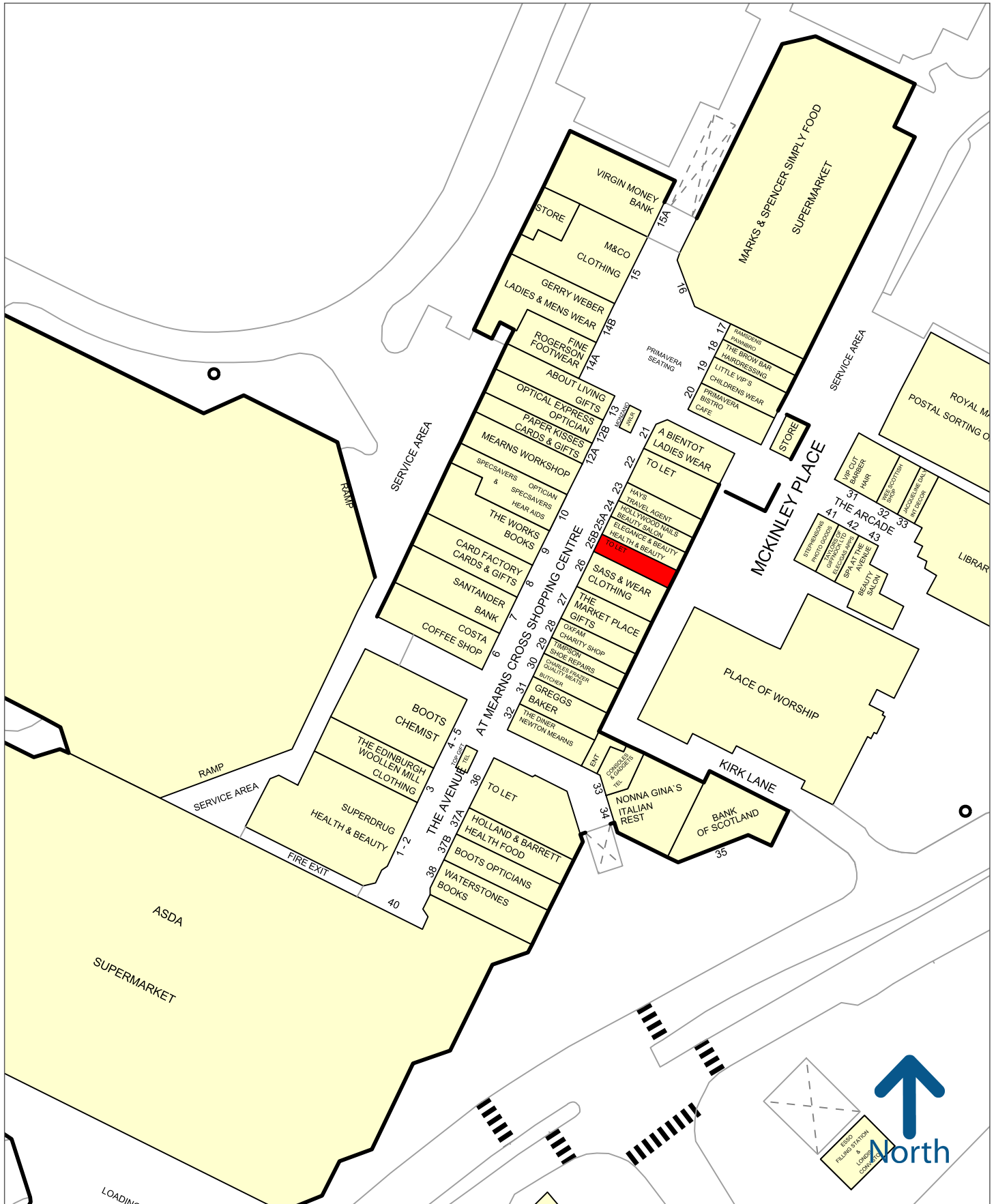
All viewing and further information is via the sole letting agents.

Douglas Hogg
HSA Retail
Tel: 0141 548 8062
Mob: 07770 926 996
Email: douglas.hogg@hsaretail.com

Subject to Contract
Date: November 2021

HSA Retail Limited and HSA Retail Partners Limited trading as HSA Retail for themselves and for the vendors or lessors of this property whose agents they are given notice:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;
- (iii) no person in the employment of HSA Retail Limited or HSA Retail Partners Limited trading as HSA Retail has any authority to give representation or warranty whatsoever in relation to this property;
- (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.



50 metres

Experian Goad Plan Created: 29/11/2021
Created By: HSA Retail Limited



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011