

To Let

Prominent Retail Unit

Unit 28, 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 an open frontage with a roller shutter for after-hours security.

Accommodation

Floor	sq m	sq ft
Ground	46.4	(500)
Total Net Internal Area	46.4	(500)

Occupational Costs

Quoting Rent	£22,500 pa ex VAT
Rateable Value	£16,300 (effective from 1 st April 2026)
Estimated Rates Payable	£7,841 (2026/27) Please note a 15% discount may apply under RHL.
Current Service Charge	£4,796 per annum
Current Insurance	£296 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 viewings and further information is via the sole letting agents.

Douglas Hogg, HSA Retail

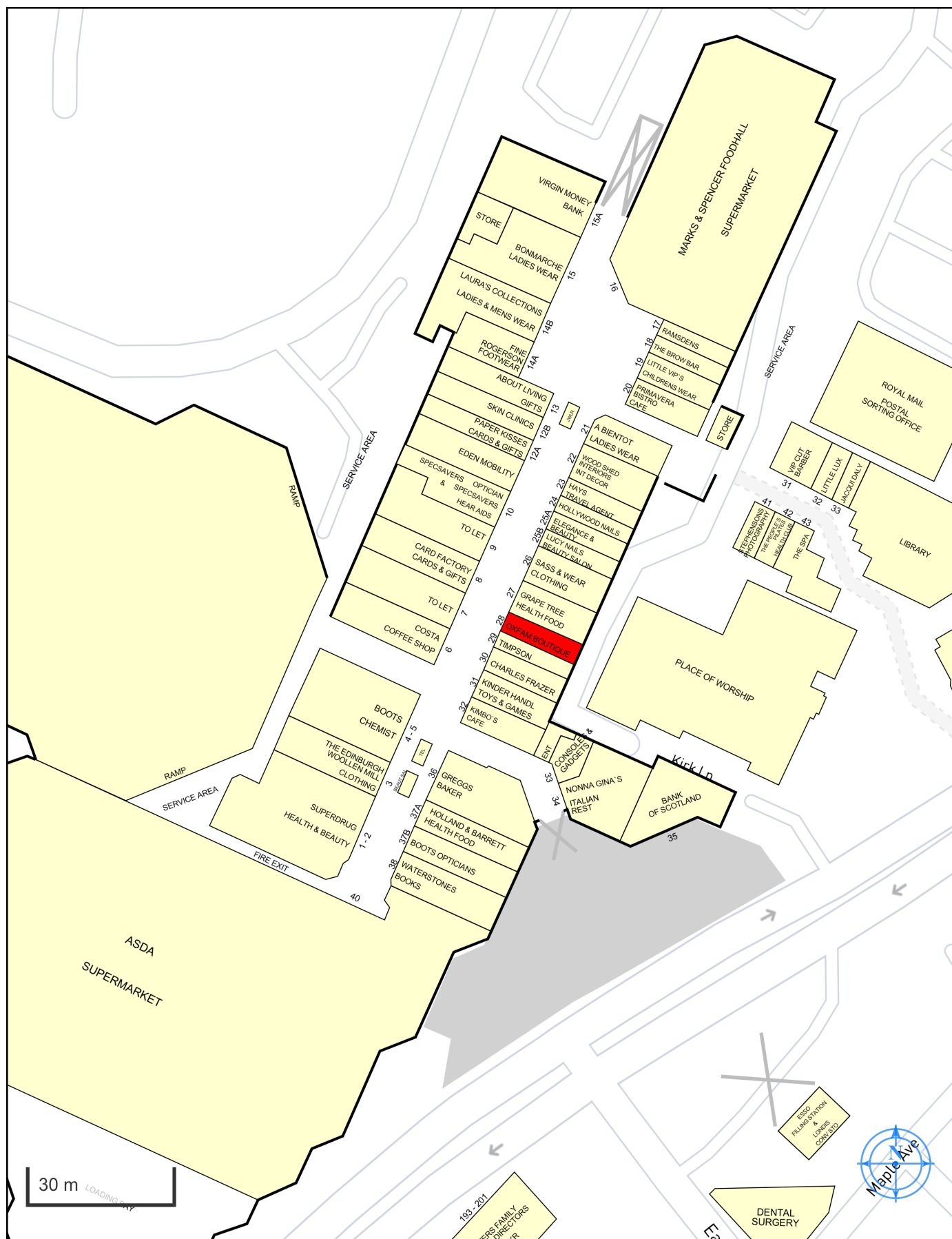
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Subject to Contract

Date: September 2026

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