



PROPERTY CONSULTANTS

UNIT 6, MARYHILL SHOPPING CENTRE, GLASGOW, G20 9SH.



LOCATION

Maryhill Shopping Centre is situated approximately 2 miles north of Glasgow city centre in a densely populated area.

The Centre occupies a prominent location on Maryhill Road, which is one of the main arterial routes running through the north of the city.

The Centre is well served by public transport and is also easily accessible by car. It has approximately 500 car parking spaces

DESCRIPTION

Maryhill Shopping Centre is anchored by a 24 hour **Tesco Extra Store**, and this links directly to an internal mall which is home to a variety of occupiers including **The Post Office**, **Card Factory**, **Greggs** and **Barnardo's**.

The subject property occupies an excellent position within the mall and provides the following approximate dimensions and areas :

Internal Width	19'10"	6.04m
Shop Depth	46'5"	14.15m
Ground Floor	830sq.ft	77.10sq.m

TERMS

The property is available on the basis of a new lease, and rental offers in excess of £22,000 per annum are invited.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value	£20,000
Uniform Business Rate (2017/2018)	46.6p

SERVICE CHARGE

The shop will be liable for an element of service charge relative to the common costs incurred in running and maintaining the Centre. Further information can be provided on application.

PLANNING

We understand the property benefits from Class 1 (Retail) consent although may be equally suitable for alternative uses.

Interested parties are advised to make their own enquiries with the Local Planning Department with regard to existing and alternative uses.

EPC

Available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the letting of this unit.

The ingoing tenant will be responsible for Land and Building Transaction Tax, Registration Dues and any VAT incurred thereon.

ENTRY

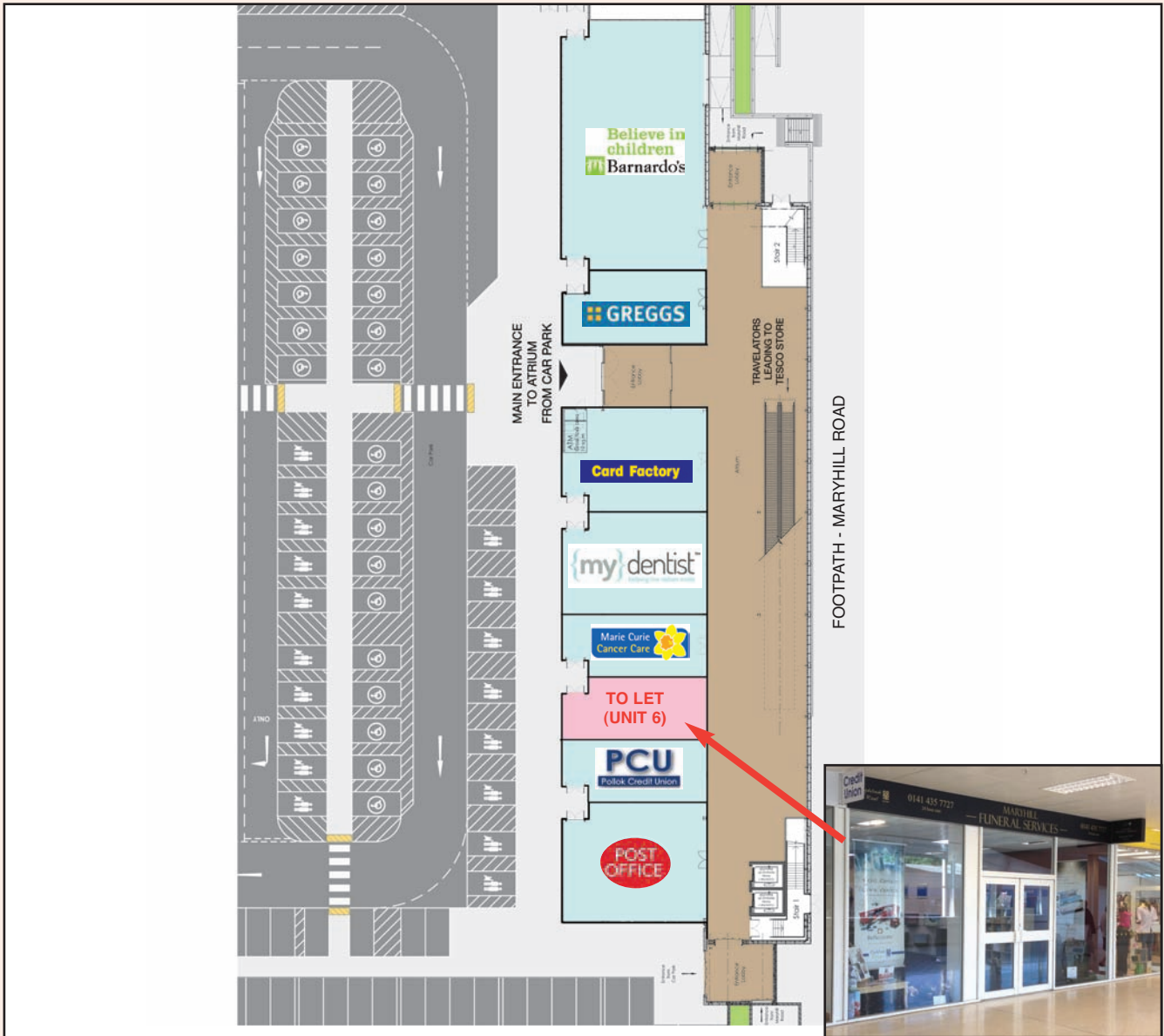
By agreement.

VIEWING & FURTHER INFORMATION

Viewing by appointment through: Stephen L Innes,
Lambert Innes Property Consultants
Tel: 01 41 248 5878
Email Stephen@lambertinnes.co.uk



PROPERTY CONSULTANTS



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