

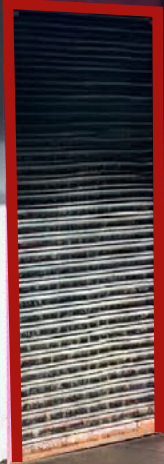
170+
PARKING
SPACES

2,160 sq.ft
200.6 sq.m

VENUS
HOT TOWEL SHAVE BARBERS
FADE HAIR DESIGN



VENUS
BARBERS
PRICE LIST



EASILY ACCESSIBLE ROADSIDE LOCATION WITH FREE PARKING AND DIRECT BUS LINKS

FIRST FLOOR UNIT WITH
GROUND FLOOR ACCESS

M UNIT 2A-4A

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M Drumchapel, Glasgow
Lanarkshire
G15 8NE

Occupiers Include

BETFRED

savers

Ladbrokes

GREGGS

Iceland

SUBWAY

b&m



DESCRIPTION

Drumchapel Shopping Centre provides the premier convenience and value led retail offer in the local area, extending to 92,000 sq.ft of retail, hot food and leisure floorspace, benefiting from extensive free customer car parking spaces.

Major national occupiers represented include B&M, Iceland, Ladbrokes, Greggs, Lloyds Pharmacy, Subway, Job Centre and One O One plus a number of well established local traders. In addition Aldi, Farmfoods, The Post Office, Police Station & Health Centre are all close by.

UNIT SIZE

First Floor Area: 2,160 sq.ft (200.6 sq.m)

RENT

Offers in excess of £12,000 per annum exclusive of VAT, business rates, services charge and building's insurance.

RATEABLE VALUE

Rateable Value: £14,500. The property may qualify for rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

SERVICE CHARGE & INSURANCE

Service Charge: £5,253.34 +VAT

Insurance: £822.64 +VAT

ENERGY PERFORMANCE

A copy of the EPC will be made available as required.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with the transaction, with the incoming tenant responsible for the LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

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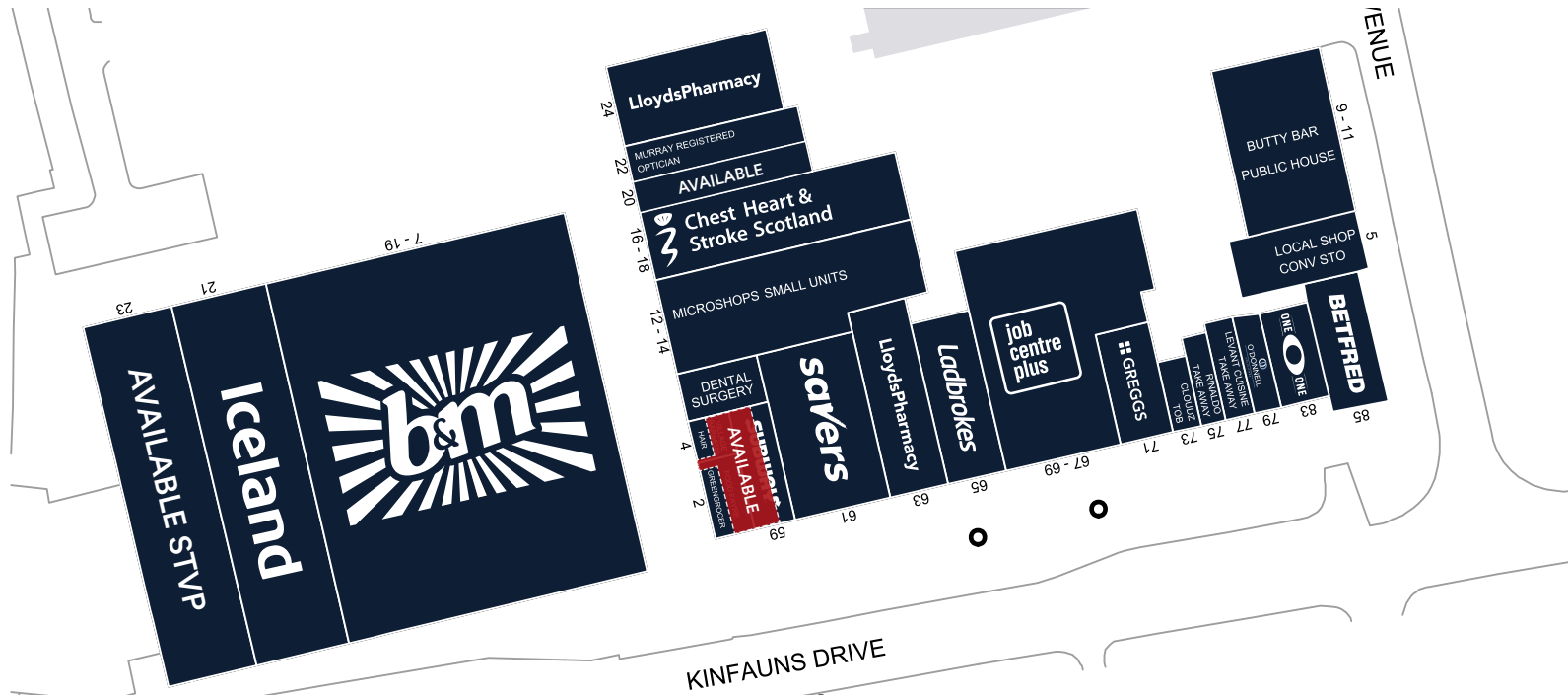
Retail Units On-Site

**170+**

Parking Spaces

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What Three Words



LOCATION

M Drumchapel Shopping Centre is located approximately 6 miles north-west of Glasgow city centre, serving the established residential community of Drumchapel and the surrounding neighbourhoods. The area has a resident population of around 15,000 people, with an immediate catchment in excess of 115,000, providing a strong and consistent local customer base.



Alex Williams
07741 951 843
awilliams@lcpproperties.co.uk



Rakesh Joshi
07741 385 322
rjoshi@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents



Richard Ford
0141 225 5710
07834 791 163
richard@reithlambert.co.uk

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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.