

72 Free  
Car Parking  
Spaces

The Hospice Shop



TO LET

Unit 16

765 sq.ft

(71 sq.m)

SUBJECT TO VACANT POSSESSION

**M** UNIT 16

Govan Cross Shopping Centre,  
Glasgow, Lanarkshire  
G51 3UL

Nearby occupiers include:

**GREGGS**

**Iceland**

**savers** home **bargains**



### LOCATION

Govan Cross Shopping Centre is located within the heart of Govan, approximately 2.5 miles, 10 minutes drive, south-west of Glasgow City Centre. The surrounding area has and continues to benefit from significant investment in both residential and public areas, with in excess of 400 new homes planned in the next 3 years, and the scheme itself lies directly adjacent to the recently refurbished bus and subway stations.

The shopping centre extends to approximately 65,000 sq.ft and comprises 20 shop units which dominates the retail provision within the area. The centre also offers 72 free car parking spaces.

### DESCRIPTION

The unit is in a prominent location within the shopping centre with national occupiers including Iceland, Home Bargains, Morrisons Daily, Savers, Cash Converters, Greggs & Ladbrokes alongside independents including Wee Scone Shop (bakers), Forde Opticians and Baynes (bakers).

### UNIT SIZE

765 sq.ft (71 sq.m).

### RENT

£18,500 per annum.

### BUSINESS RATES

Rateable Value: £12,300.

The property may qualify for rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

### SERVICE CHARGE AND INSURANCE

Service Charge: £3,323.55 + VAT, per annum.

Insurance: £289.98 + VAT, per annum.

### EPC

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

### PLANNING

Class 1A (Retail). It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### VAT

All figures are quoted inclusive of VAT.



20

Retail Units On-Site



48,844 sq.ft

Total Area



What Three Words  
price.tummy.mice

# GOVAN CROSS

# SITE PLAN



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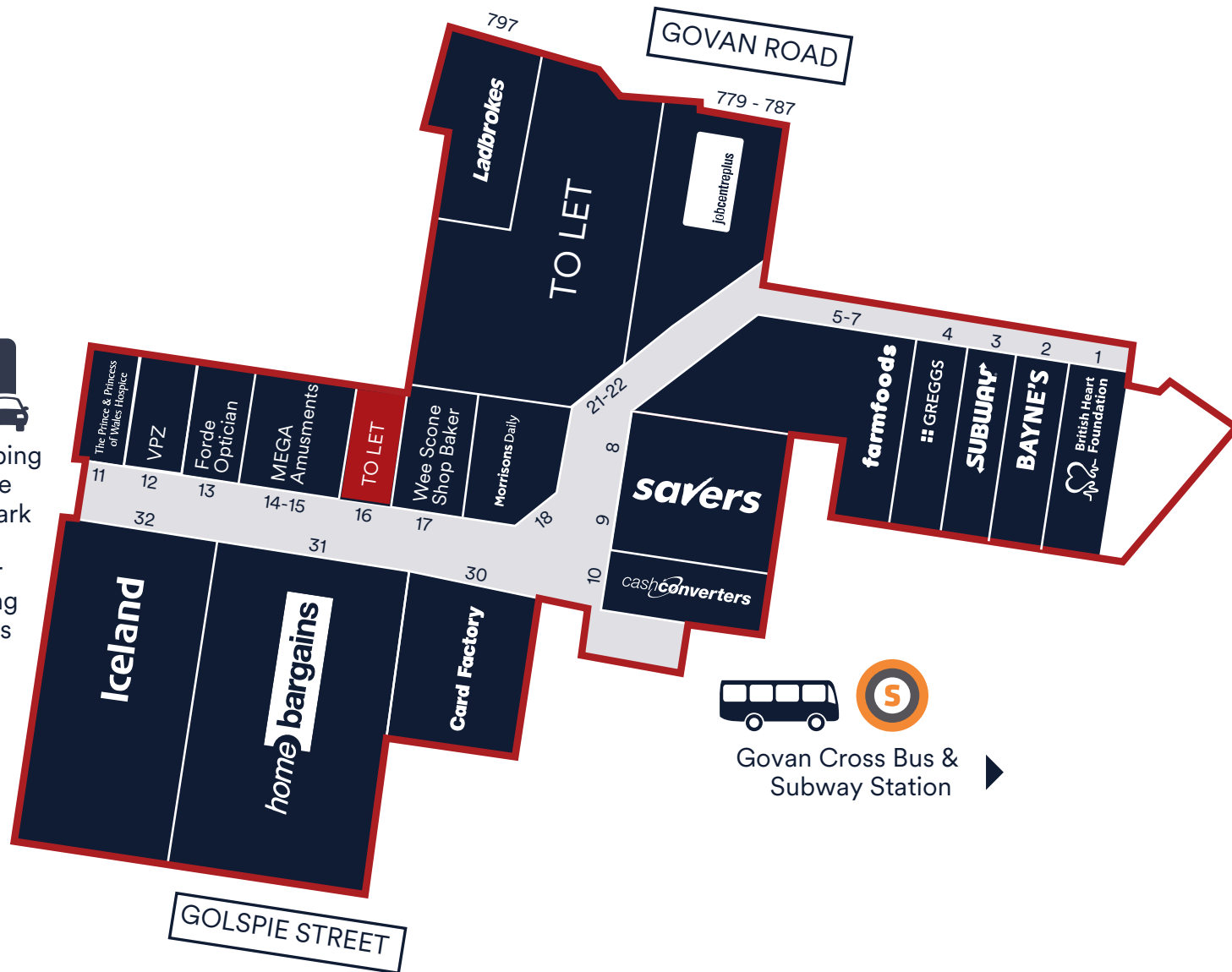


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Shopping Centre Car Park

72 car parking spaces



**Viewing**  
 Strictly via prior appointment  
 via the appointed agent:

**Reith Lambert**  
 www.reithlambert.co.uk

**Richard Ford**  
 0141 225 5710  
 richard@reithlambert.co.uk