

UNIT 21-21

Govan Cross Shopping Centre,
Glasgow, Lanarkshire
G51 3UL

Nearby occupiers include:

GREGGS
Iceland
savers
home bargains

GOVAN CROSS

UNIT 21-22

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
6,374 sq.ft (592.2sq.m).

RENT
£60,000 per annum.

BUSINESS RATES
Rateable Value: £48,500
The property may qualify for rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

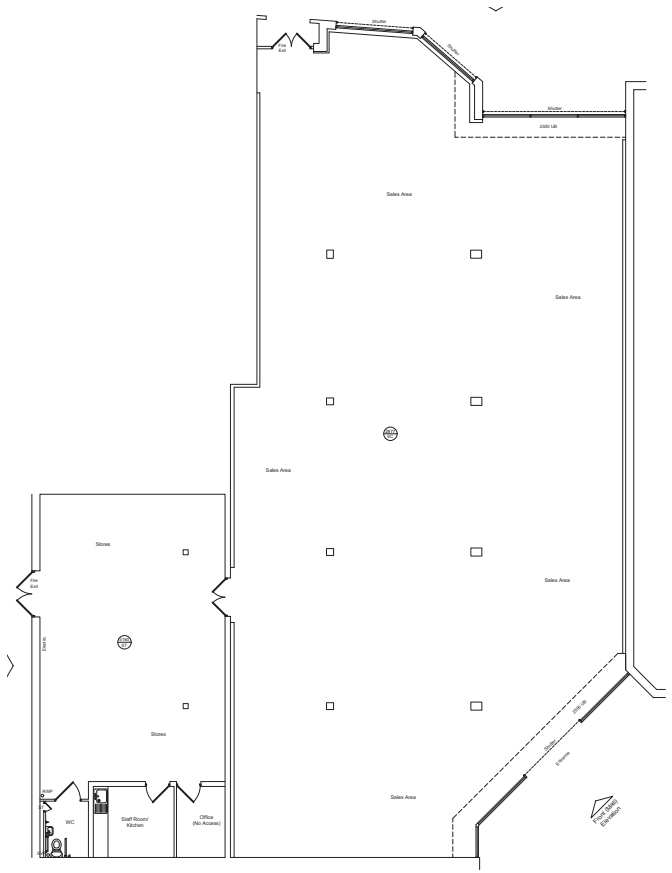
SERVICE CHARGE AND INSURANCE
Service Charge: £30,000 + VAT, per annum.
Insurance: £2,590.92 + VAT, per annum.

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 it 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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