



## To Let

### Unit 26, The Avenue Shopping Centre, Newton Mearns, Glasgow

- Prominent Retail Unit





**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, Royal Bank of Scotland, Superdrug** and other key retailers.

The Avenue is serviced by an 800 space car park which is free of charge.

**Net Internal Area**

Floor	sq m	sq ft
Ground	109.72	(1,181)
Total Net Internal Area	109.72	(1,181)

**Occupational Costs**

Quoting Rent	£ 45,000 per annum
Proposed Rateable Value	£ 41,000 (effective from 1 <sup>st</sup> April 2017)
Estimated Rates Payable	£ 19,106 (2017/2018)
Current Service Charge	£ 8,767 per annum
Current Insurance	£ 429 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 viewing and further information is via the sole letting agents.



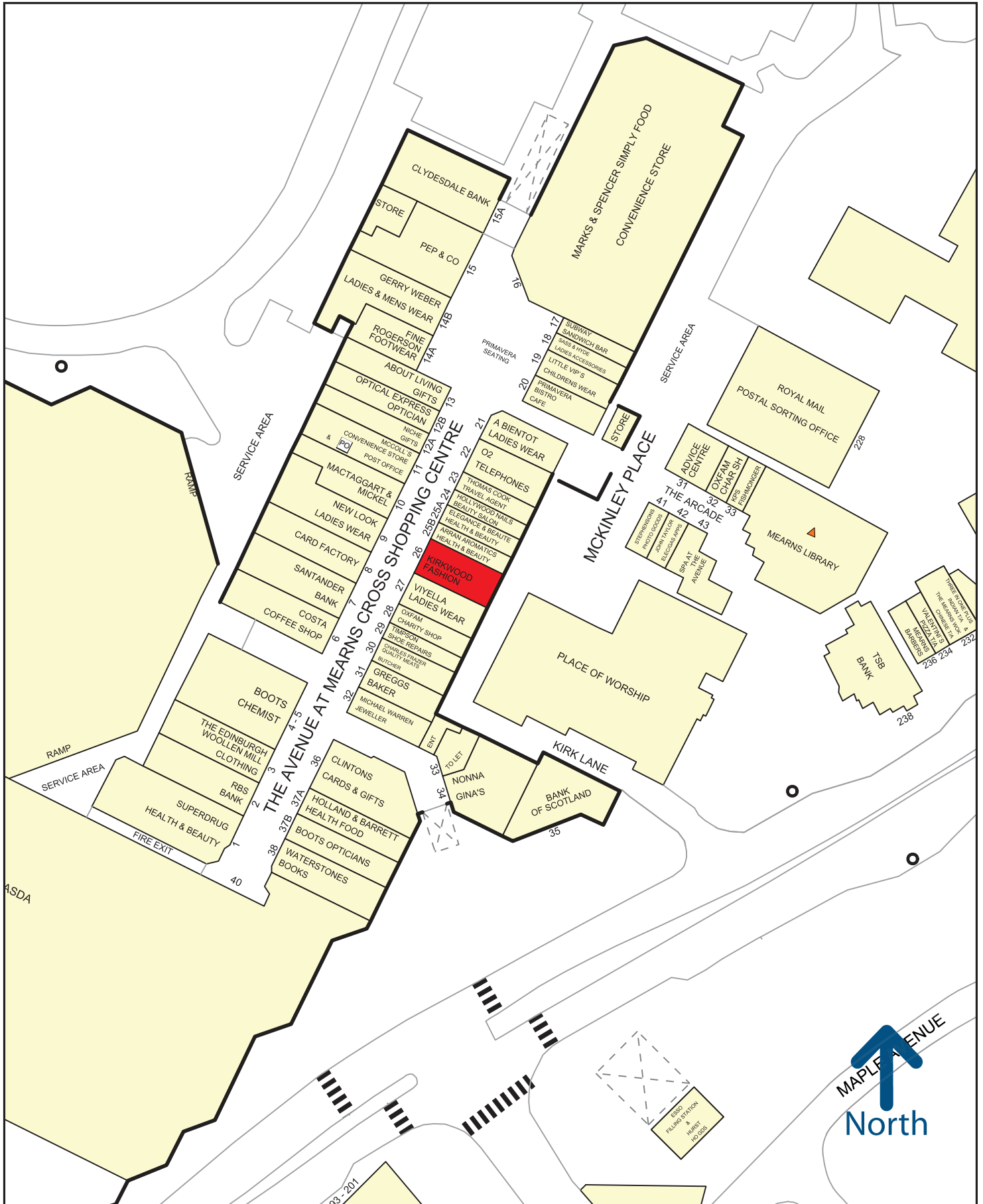
**BNP PARIBAS  
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**Subject To Contract  
January 2017**

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50 metres

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