



## To Let

### Unit 17, 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 town centre 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 a 1,000 space car park which is free of charge.

**Net Internal Area**

Floor	sq m	sq ft
Ground	44.22	(476)
Total Net Internal Area	44.22	(476)

**Fundamentals**

Quoting Rent	£23,000 per annum
Rateable Value	£ 28,500
Estimated Rates Payable	£ 14,050 (2016/2017)
Current Service Charge	£ 4,121.33 per annum
Current Insurance	£ 189 per annum

**Terms**

The subject premises are available by way of a new FRI lease.

**Energy Performance Certificate**

Rating – E.

**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.

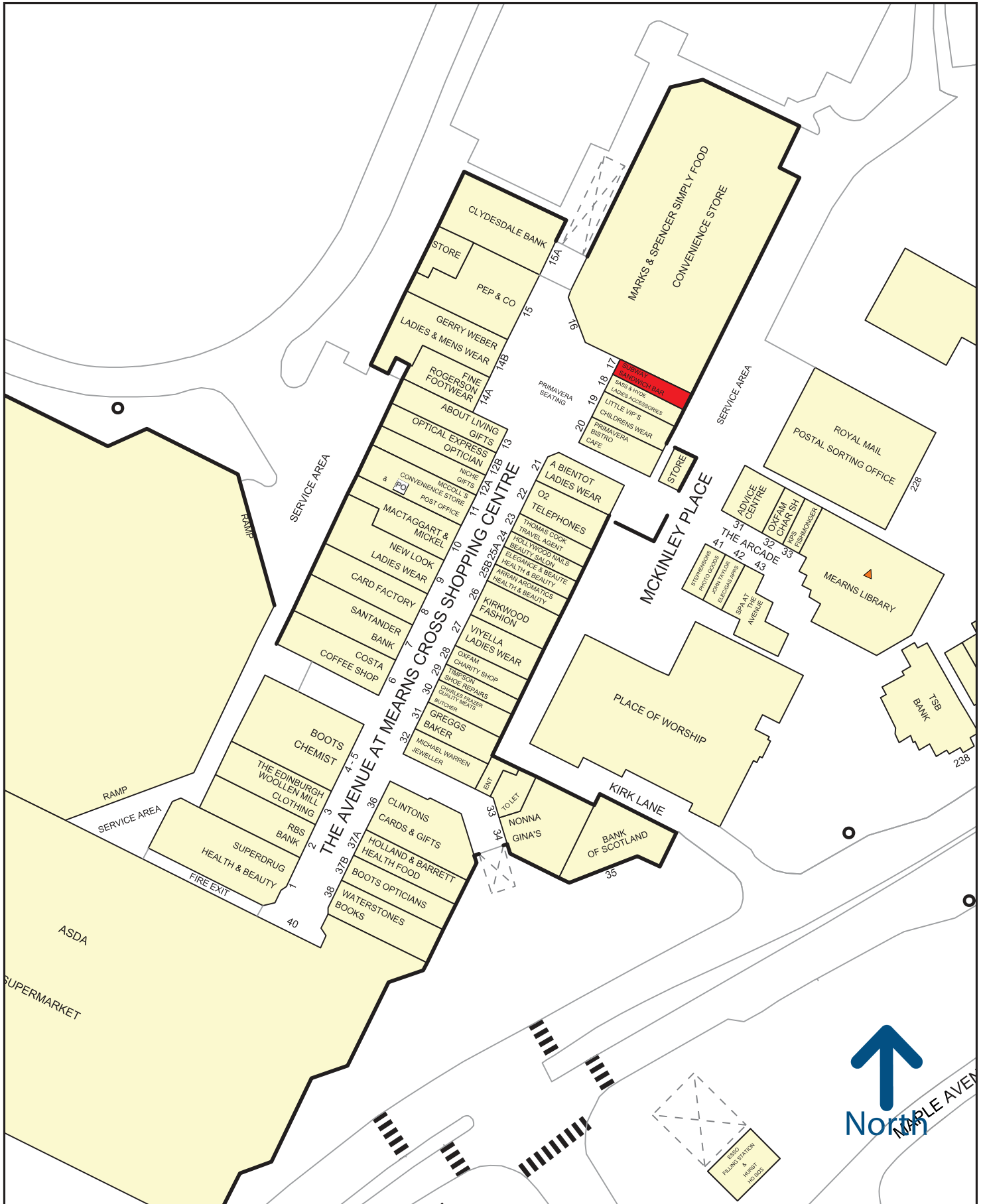


**BNP PARIBAS  
REAL ESTATE**

**Douglas Hogg**  
BNP Paribas Real Estate  
Tel: 0141 397 9090  
Email: douglas.hogg @bnpparibas.com

**Subject To Contract  
June 2016**

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50 metres

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