



To Let

Unit 10, 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	126.71	(1,364)
First (Remote)	22.63	(362)
Total Net Internal Area	149.34	(1,726)

Fundamentals

Quoting Rent	£ 55,000 per annum
Rateable Value	£ 84,000
Estimated Rates Payable	£ 42,840 (2016/2017)
Current Service Charge	£ 13,516.50 per annum
Current Insurance	£ 580 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.



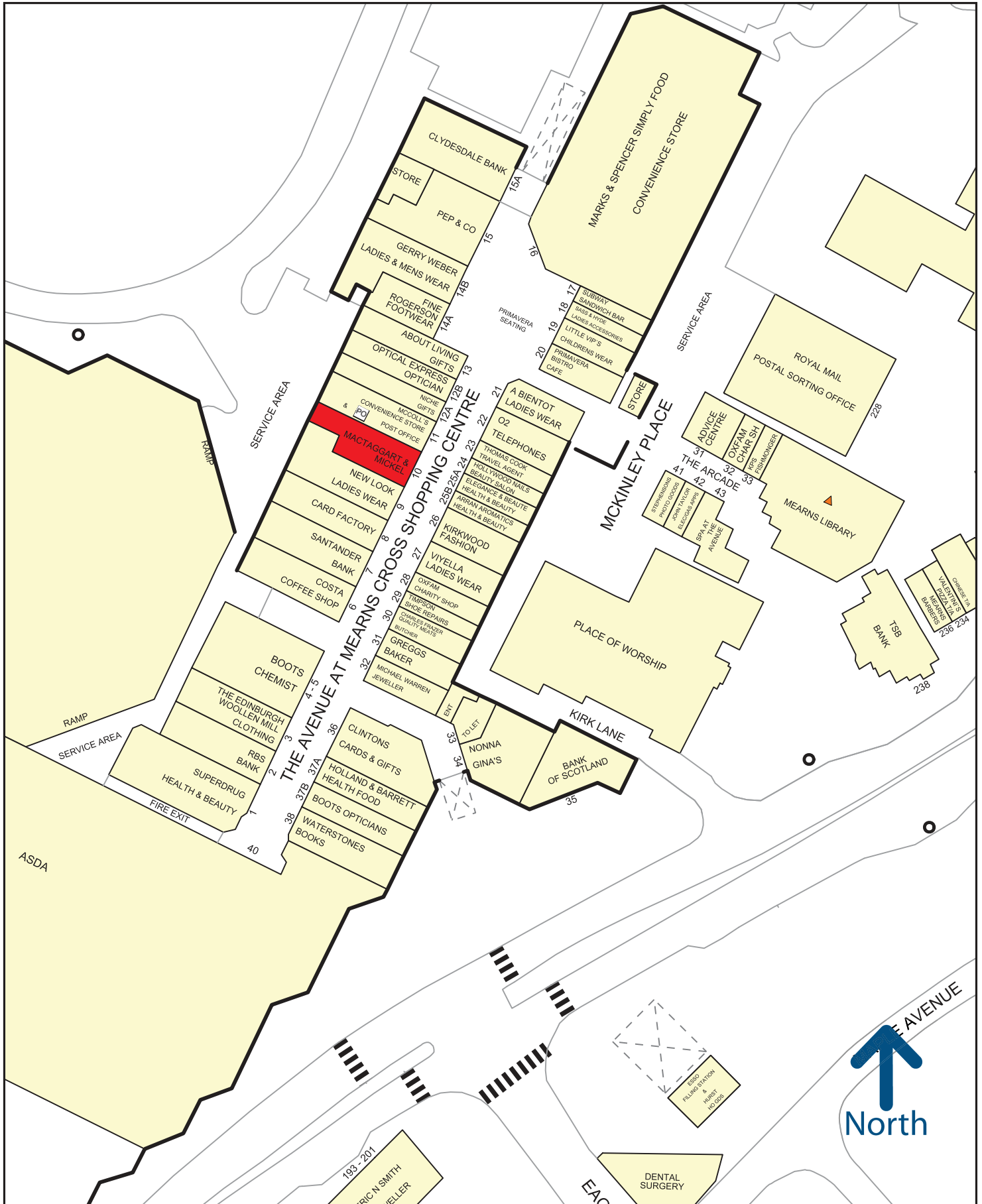
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**Subject To Contract
June 2016**

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