

ATTRACTIVE RETAIL UNIT - TO LET



ALLISON & LIGHTBODY
CHARTERED SURVEYORS



**UNIT 25B,
THE AVENUE SHOPPING CENTRE,
NEWTON MEARNs**

- Single windowed shop: **39.40 sq m (424 sq ft)**
- Prime location in attractive mall setting
- Multiple traders adjacent including Country Casuals, Costa & Timpsons
- Passing rent: **£35,300** per annum
- Lease expires 29 September 2013
- Offers are invited for the leasehold interest

Tel: 0141 229 6020

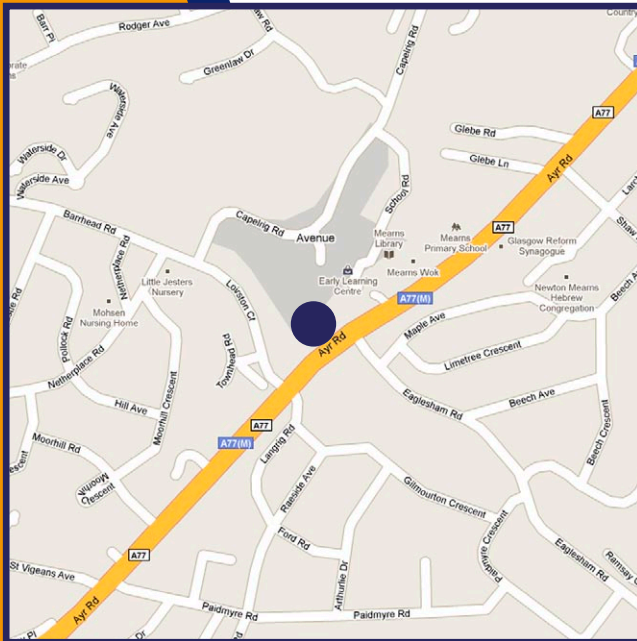
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LOCATION

The subjects occupy a prime trading location within the main mall of this extremely popular shopping centre serving the popular and established residential district of Newton Mearns and the south side of the City. The unit sits adjacent to a number of multiple traders including Country Casuals, Costa & Timpsons.

The street plan opposite shows the approximate location of the subjects for information purposes only.

DESCRIPTION/ACCOMMODATION

The accommodation comprises a main front retail area, a small back shop and toilet.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects at:

39.40 sq m (424 sq ft)

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: £35,000

LEASE TERMS

The subjects are held on a full repairing and insuring basis on a lease which expires on 29 September 2013. The passing rent is **£35,300** per annum with no further reviews due.

PRICE

Our clients are seeking to assign their remaining leasehold interest in the subjects and are seeking offers to acquire the leasehold interest.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

The incoming tenant will be responsible for our client's reasonably incurred legal and professional costs relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison

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Chartered Surveyors
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