

## TO LET - NEW RETAIL OPPORTUNITY

CROSSLEE CRESCENT,  
HOUSTON

may be suitable for  
class II/office/leisure/surgery/crèche

**Location**

The villages of Houston and Crosslee are located about 12 miles to the west of Glasgow just off the recently upgraded A737 road from Glasgow airport to Irvine.

The proposed retail unit is next to the recently completed Houston Centre which is located in a very prominent position lying on the south eastern outskirts of Houston and to the north of Crosslee.

The existing retail parade forms part of a larger residential development, which will increase the immediate catchment population to something in excess of 8000 persons. Further residential developments are planned for Crosslee. Until the retail development was completed Crosslee had no shopping provision whilst due to the historic layout of Houston no large modern retail space could be provided.

The retail development offers a unique opportunity to be situated within a large modern shopping parade with the benefit of car parking in a prime location serving both Houston and Crosslee.

CO-OP already successfully trades from one of the units and provides a popular store which trades from 7am till 10pm and indeed is one of their top performing stores in Scotland. Other occupiers include PAUL'S FISH & CHIP SHOP, WEIR DRY CLEANERS, TULIP HAIR SALON and CHINESE WHISPERS RESTAURANT. The unit would also be suitable for retail or office (class II) use.

**Description**

Our clients have obtained planning consent to build an additional retail unit next to the existing retail parade. The accommodation available is as follows.

| FRONTAGE                    | DEPTH                                |
|-----------------------------|--------------------------------------|
| 75' 4 (23.0m) approx        | 47' 6 (14.5m) approx                 |
| <b>Total Net Floor Area</b> | <b>1,604 sq ft (149 sq m) approx</b> |

It may be possible to adapt the plans to meet specific requirements. Details on request.

**Rent**

Offers in excess of £20000 per annum are invited.

**Lease**

The subjects will be offered on a new 15x5 FRI lease.

**Legal Costs**

The ingoing tenant will be responsible for all the legal costs incurred in connection with the transaction.

**VAT**

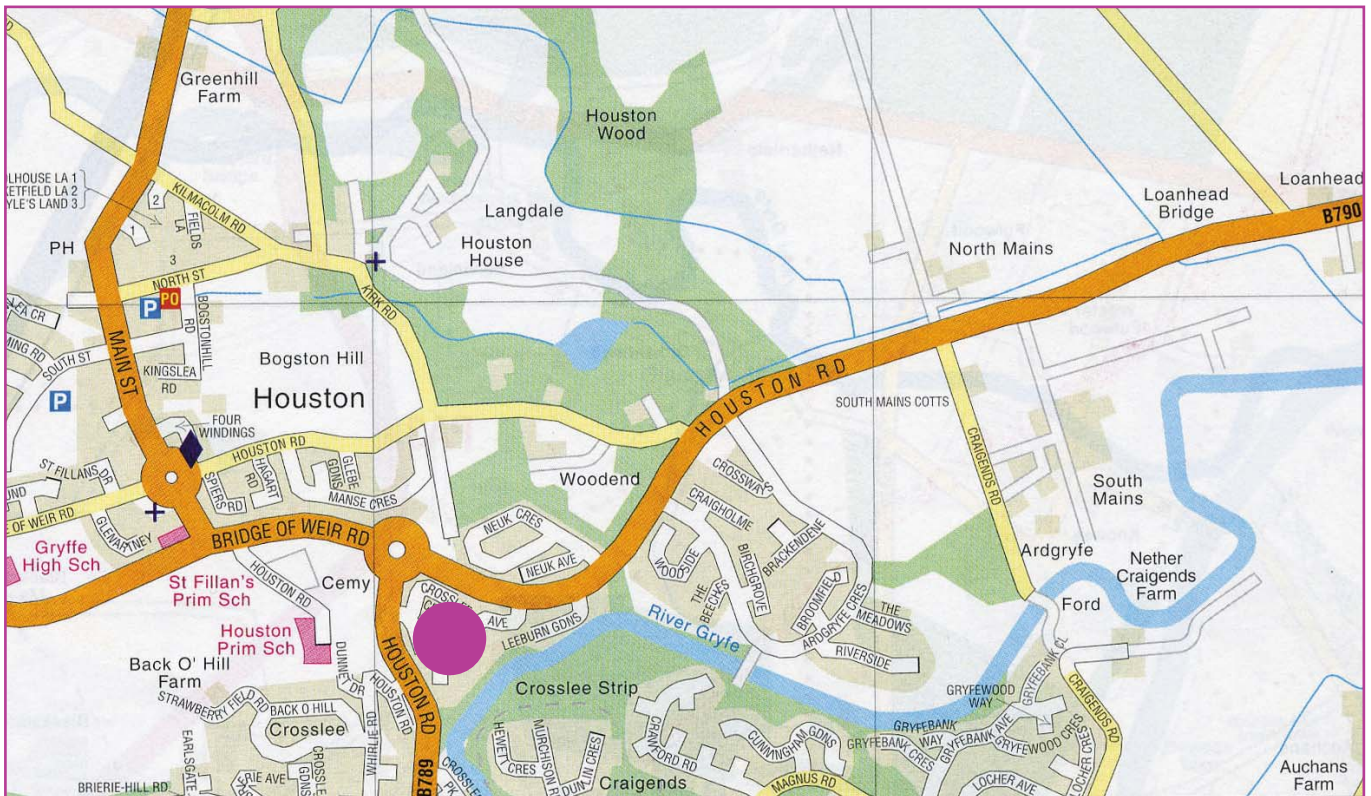
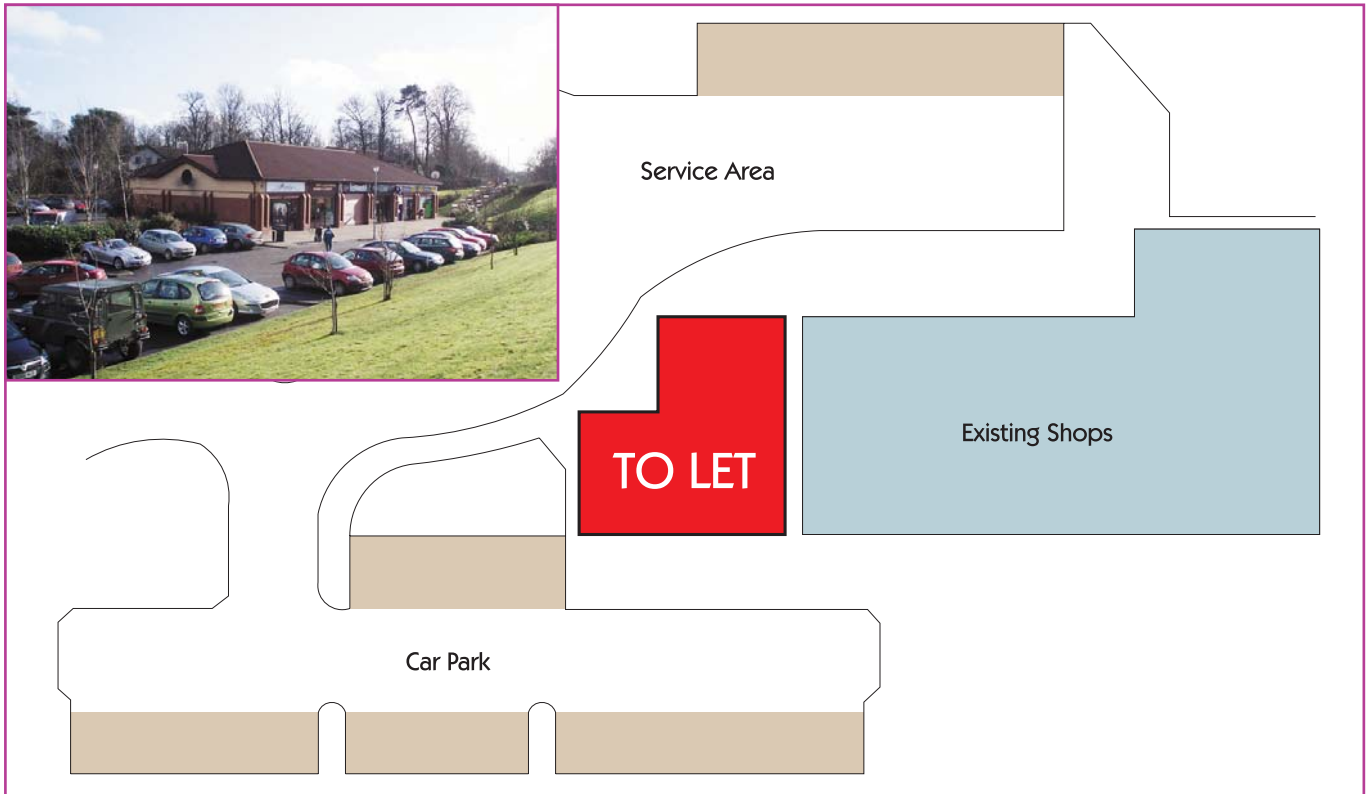
All prices, premiums and rents quoted are exclusive of VAT.

**Viewing & Further Information**

Call the sole agents:

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## Site Plan / Location Map



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