

TO LET - RETAIL UNITS

NITSHILL SHOPPING CENTRE 391-423 NITSHILL ROAD, GLASGOW

Opportunities available on flexible lease terms for units from 888sq.ft (82.5sq.m) to 6000sq.ft (557.4sq.m.) approx



Location

Nitshill is a suburb of Glasgow situated about 7 miles to the south of the city centre. The suburb is a densely populated residential area. There have been a number of new residential units built in last few years and further units are planned.

The centre has been improved by the demolition of the Levern Water Hotel which was cleared to the front area and our clients are looking at the prospect of creating additional car parking in this area to the front of the shops.

The centre lies next to the railway station and there are a few other retail outlets nearby including LIDL; CORALS and a number of local shops and take-aways.

Description

The subjects comprise a single storey shopping centre containing 11 retail units of varying sizes. All units have external roller shutters and are standard lock up shop units.

Accommodation

There are currently 2 units available both of which are 888sq.ft (82.5sq.m.). However, there is scope to re-jig the existing line up of tenants to create larger shop units of around 1,200sq.ft (111.5sq.m.) and one larger shop unit of 6,000sq.ft (557.4sq.m.). Further details on request.

Rent

The smaller units are available from £12,000 per annum. For the larger units rental details are available on request.

Planning

The units currently have class 1 retail consent but consideration may be given to class 2 or class 3 (hot food) proposals.

Rateable Value

The standard 888sq.ft (82.5sq.m.) lock up shop units have a rateable value of £8500. The larger units have not been assessed.

Lease

The units are available on flexible lease terms for a minimum period of 5 years. Longer term leases will have periodic rent reviews.

VAT

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

Legal Costs

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

Entry

immediate entry is available on the smaller lock up units.

Viewing & Further Information

Call the sole Agents:

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Dalkin + Co

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Location Map



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