

# KNIGHTSWOOD SHOPPING CENTRE

SERVING KNIGHTSWOOD & THE NEIGHBOURING COMMUNITIES

ANNIESLAND ROAD,  
GLASGOW G14 0YU

- Scheme anchored by **TESCO** & **Iceland**
- 140 free car parking spaces
- Excellent public transport links



ON THE INSTRUCTION OF  
**LCP**



## LOCATION

Knightswood is a densely populated residential suburb of Glasgow situated on the north bank of the River Clyde some 5.5 miles west of Glasgow City Centre and less than 9 miles from Glasgow International Airport.

The centre benefits from excellent communication links via the A814 (Dumbarton Road) linking with the city centre to the east and Clydebank to the west. The A739 is also located nearby which provides access via the Clyde Tunnel to the south of the River and onto the M8 motorway which links in to all local and national road networks.

Rail services are also located nearby at Scotstounhill and Garscadden Stations.

## AVAILABLE NOW

| UNIT | AREA                     | SERVICE CHARGE (per annum) | INSURANCE (per annum) | RATEABLE VALUE | QUOTING RENT (per annum) |
|------|--------------------------|----------------------------|-----------------------|----------------|--------------------------|
| 750  | 1,070 sq ft (99.41 sq m) | £795                       | £668                  | £19,800        | £22,500                  |

## AVAILABLE SUBJECT TO VACANT POSSESSION

| UNIT | AREA                      | SERVICE CHARGE (per annum) | INSURANCE (per annum) | RATEABLE VALUE | QUOTING RENT (per annum) |
|------|---------------------------|----------------------------|-----------------------|----------------|--------------------------|
| 746* | 1,055 sq ft (98.01 sq m)  | £784                       | £659                  | £20,250        | £23,000                  |
| 758* | 1,090 sq ft (101.27 sq m) | £810                       | £680                  | £19,800        | £23,500                  |

\* BOTH UNITS BENEFIT FROM CLASS 3 (HOT FOOD TAKEAWAY) PLANNING CONSENT.



## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

## TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

## EPC

A copy of the EPC will be made available as required.

## VAT

All figures are quoted exclusive of VAT.

## FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith  
Lambert**  
Commercial Property Advisers

Richard Ford  
07834 791 163  
richard@reithlambert.co.uk

**Syme**  
PROPERTY CONSULTANCY  
0141 285 7945  
www.symeproperty.co.uk

Donald Syme  
07917 834 917  
donald@symeproperty.co.uk

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