

M

GOVAN CROSS

SERVING GOVAN & THE
NEIGHBOURING COMMUNITIES

2.3m

ANNUAL FOOTFALL

ANCHORED BY

home **bargains** **Iceland**

72 FREE CAR PARKING SPACES

EXCELLENT PUBLIC TRANSPORT LINKS



OCCUPIERS INCLUDE

SUBWAY

savers

£ poundstretcher
every penny counts...

Ladbrokes

Morrisons Daily

farmfoods
Great Food, Amazing Prices

BAYNE'S

GREGGS



M GOVAN CROSS

LOCATION

Govan Cross Shopping Centre is located within the heart of Govan, approximately 2.5 miles, 10 minutes drive, south-west of Glasgow City Centre.

The surrounding area has and continues to benefit from significant investment in both residential and public areas, with in excess of 400 new homes planned in the next 3 years, and the scheme itself lies directly adjacent to the recently refurbished bus and subway stations.

The shopping centre extends to approximately 65,000 sq ft and comprises 21 shop units which dominates the retail provision within the area.

NEW RIVER CLYDE BRIDGE

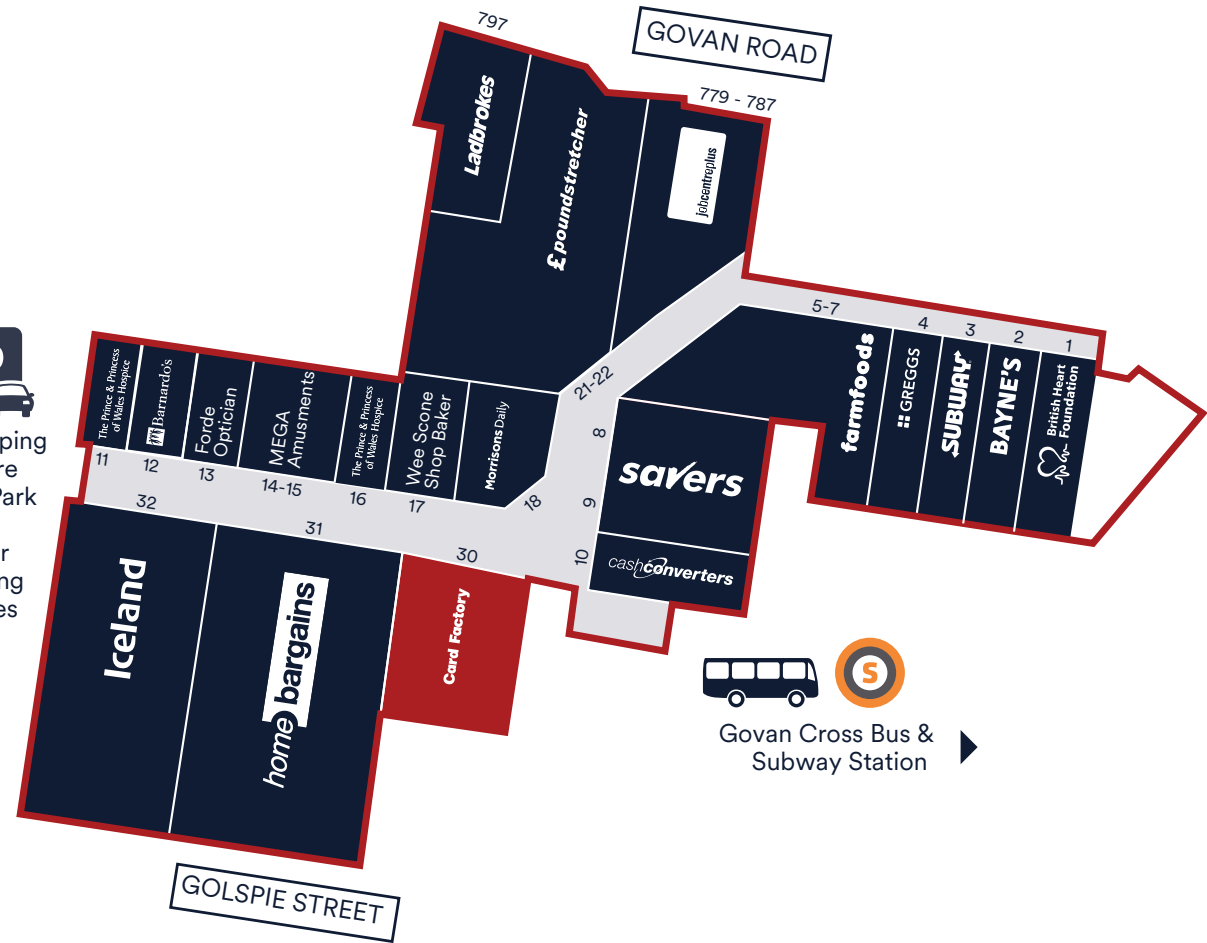
The catchment is anticipated to grow further, following the opening of the new £30M pedestrianised bridge linking Govan with the Riverside Museum at Partick on the north side of the River Clyde, which opened in September 2024.





P
Shopping
Centre
Car Park

72 car
parking
spaces



AVAILABLE UNITS

| UNIT | AREA | RENT | SEVICE CHARGE | INSURANCE | RATEABLE VALUE | EPC |
|------|-----------------------------|---------|---------------|-----------|----------------|-----|
| 30 | 1,493 sq.ft (138.7 sq.m) | £23,500 | £7,200 | £110 | £18,900 | TBC |

SUBJECT TO VACANT POSSESSION. FURTHER INFORMATION AVAILABLE UPON REQUEST



GOVANCROSS.COM

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.

VAT

All figures are quoted exclusive of VAT.

VIEWING STRICTLY BY APPOINTMENT VIA THE APPOINTED AGENTS:



Richard Ford
0141 225 5710
richard@reithlambert.co.uk



David Waterworth
07741 726 425
dwaterworth@lcpproperties.co.uk

Rakesh Joshi
07741 385 322
rjoshi@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know. The amount of [statistical] information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all transactions before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.