

170+ PARKING SPACES

2,160 sq.ft
200.6 sq.m

FIRST FLOOR UNIT WITH GROUND FLOOR ACESS

EASILY ACCESSIBLE ROADSIDE LOCATION WITH FREE PARKING AND DIRECT BUS LINKS

UNIT 2A-4A

///joined.safely.chest
M Drumchapel, Glasgow
Lanarkshire
G15 8NE

Occupiers Include

BETFRED savers Ladbrokes b&m
GREGGS Iceland SUBWAY

DRUMCHAPEL

UNIT 2A-4A









DRUMCHAPEL

UNIT 2A-4A

DESCRIPTION
Drumchapel Shopping Centre provides provides the premier convenience and value led retail offer in the local area, extending to 92,000 sq.ft of retail, hot food and leisure floorspace, benefiting from extensive free customer car parking spaces.

Major national occupiers represented include B&M, Iceland, Ladbrokes, Greggs, Lloyds Pharmacy, Subway, Job Centre and One O One plus a number of well established local traders. In addition Aldi, Farmfoods, The Post Office, Police Station & Health Centre are all close by.

UNIT SIZE
First Floor Area: 2,160 sq.ft (200.6 sq.m)

RENT
Offers in excess of £10,800 per annum exclusive of VAT, business rates, services charge and building's insurance.

RATEABLE VALUE
Rateable Value: £14,500. The property may qualify for rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

SERVICE CHARGE & INSURANCE
Service Charge: £5,253.34 +VAT
Insurance: £822.64 +VAT

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

PLANNING
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS
Each party shall be responsible for their own legal costs incurred with the transaction, with the incoming tenant responsible for the LBTT, tax, registration dues and VAT incurred thereon.

VAT
All figures are quoted exclusive of VAT.



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Retail Units On-Site

170+
Parking Spaces

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What Three Words

DRUMCHAPEL

SITE PLAN

mcoreproperty.com











LOCATION

M Drumchapel Shopping Centre is located approximately 6 miles north-west of Glasgow city centre, serving the established residential community of Drumchapel and the surrounding neighbourhoods. The area has a resident population of around 15,000 people, with an immediate catchment in excess of 115,000, providing a strong and consistent local customer base.



NEARBY RESIDENTIAL DEVELOPMEN

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M Core LCP UK



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Viewing
Strictly via prior appointment with the appointed agents

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