

7000
sq
ft

RETAIL UNIT

2,948 sq.ft

(273.88 sq.m)

- Prominent local centre
- Adjacent to Iceland and M&Co
- Anchored by a 20,500 sq ft Tesco supermarket
- Central car park provides 140 free spaces

100% RATES RELIEF AVAILABLE*



**Knightswood Shopping Centre, 770-772 Anniesland Road,
Glasgow, G14 0YU**

Syme
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Knightswood Shopping Centre, 770-772 Anniesland Road, Glasgow, G14 0YU

DESCRIPTION

Knightswood Shopping Centre is a prominent local centre with three adjoining parades built around a central car park. The Centre is anchored by a 20,500 sq ft Tesco supermarket with additional occupiers including Iceland, Greggs, M&Co, Ladbroke's, Subway, William Hill, Betfred and Lloyds Pharmacy.

The unit is situated adjacent to Iceland and M&Co.

- The property benefits from a new canopy incorporating soffit feature lighting and new shopfront incorporating full height display and electrically operated steel roller shutters.

AREAS (approx. NIA)

Ground Floor	2,490 sq.ft	231.33 sq.m
First Floor	458 sq ft	42.55 sq.m
TOTAL	2,948 sq.ft	273.88 sq.m



*Potential occupiers to make own enquiries to clarify accuracy of data.

RENT

£40,000 per annum.

SERVICE CHARGE & INSURANCE

The service charge for the current year is approximately £2,245 per annum exclusive. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

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

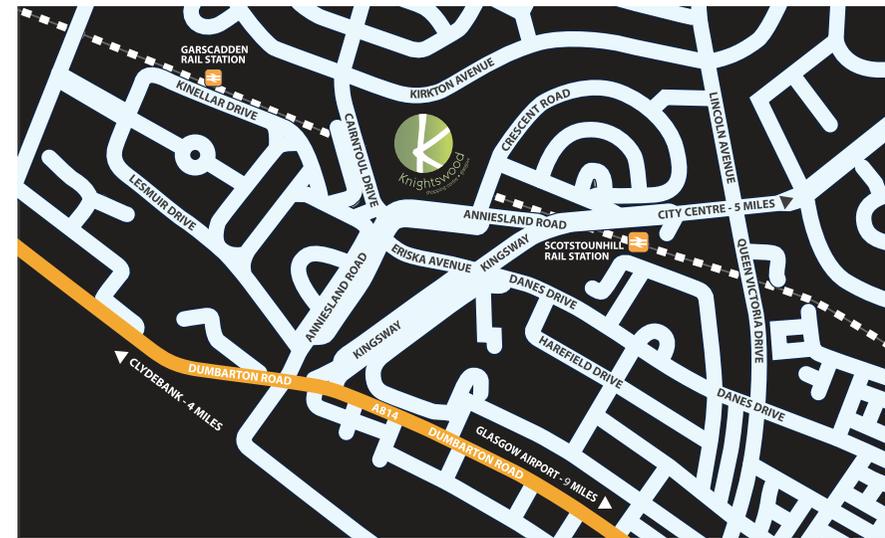
Each party is responsible for their own legal costs in connection with the granting of a lease.

RATES RELIEF

Rates Payable: £nil (Rating Year 2020/2021).

The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021.

Interested parties are advised to make their own enquiries with the local authority.



LOCATION - G14 0YU

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.

VIEWING

Strictly via prior appointment with the appointed agents:



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Owned and Managed by



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