GOVAN CROSS
SHOPPING CENTRE

PRIME RETAIL CENTRE

SERVING GOVAN & THE NEIGHBOURING COMMUNITIES

- Scheme anchored by home bargains & Iceland
- 200 free car parking spaces
- Excellent public transport links

POTENTIAL HOT FOOD UNIT, SUBJECT TO CHANGE OF USE

ON THE INSTRUCTION OF LCP

Card Factory · Ladbrokes · savers · SUBWAY · cashconverters · farmfoods · GREGGS · McColl's

GOVAN CROSS SHOPPING CENTRE

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 with the planned pedestrianised bridge linking Govan with the Riverside Museum at Patrick on the north side of the Clyde, the construction of which is due to commence in 2022.

ACCOMMODATION

There is presently one retail unit available within the scheme, comprising a ground floor only shop extending to the following net internal areas:

UNIT	FLOOR	SQ FT	SQ M
2	Ground	1,322	122.82
TOTAL		**1,322**	**122.82**

RATING

We are verbally informed by the Local Authority that the 2021/22 Rateable Value of the unit is as follows:

Rateable Value £15,400 Commercial Rate Poundage £0.49 (exclusive of water and sewerage rates) resulting in annual rates payable of £7,546.

RENT

Available upon request.

SERVICE CHARGE

The current on account service charge for this unit is £5,156 per annum exclusive.

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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.

USE

Existing Class 1 (Retail) with the potential for Class 3 (Hot Food) subject to change of use.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

Reith Lambert
Commercial Property Advisers

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