

TO LET

Retail / Leisure Premises

Westbourne Centre

Barrhead

G78 1LR



LOCATION

The Westbourne Centre is located in the town of Barrhead, which is situated approximately eight miles to the south west of Glasgow city centre, within the district of East Renfrewshire. The property benefits from excellent transport links with Barrhead Train Station and numerous bus services in close proximity. There are also good road links with the M77 easily accessible via the A736. The town has a population of circa 20,000 persons.

Retail occupiers represented within the Westbourne Centre include Tesco, Poundstretcher, Barnardo's, Debra, MW Flooring, County Feed Pet Shop, and SJ @ Snooks Steakhouse. Lidl are also located in close proximity.

Westbourne Centre also incorporates a business centre at first floor, accommodating a number of national and independent businesses.

The Centre benefits from substantial customer car parking, along with excellent visibility from Kelburn Street, the main thoroughfare through Barrhead town centre.

DESCRIPTION

The newly created units will extend to the following approximate areas:

Unit 9:	511 sq m	5,500 sq ft
Unit 9A:	73 sq m	785 sq ft
Unit 9B:	57 sq m	613 sq ft

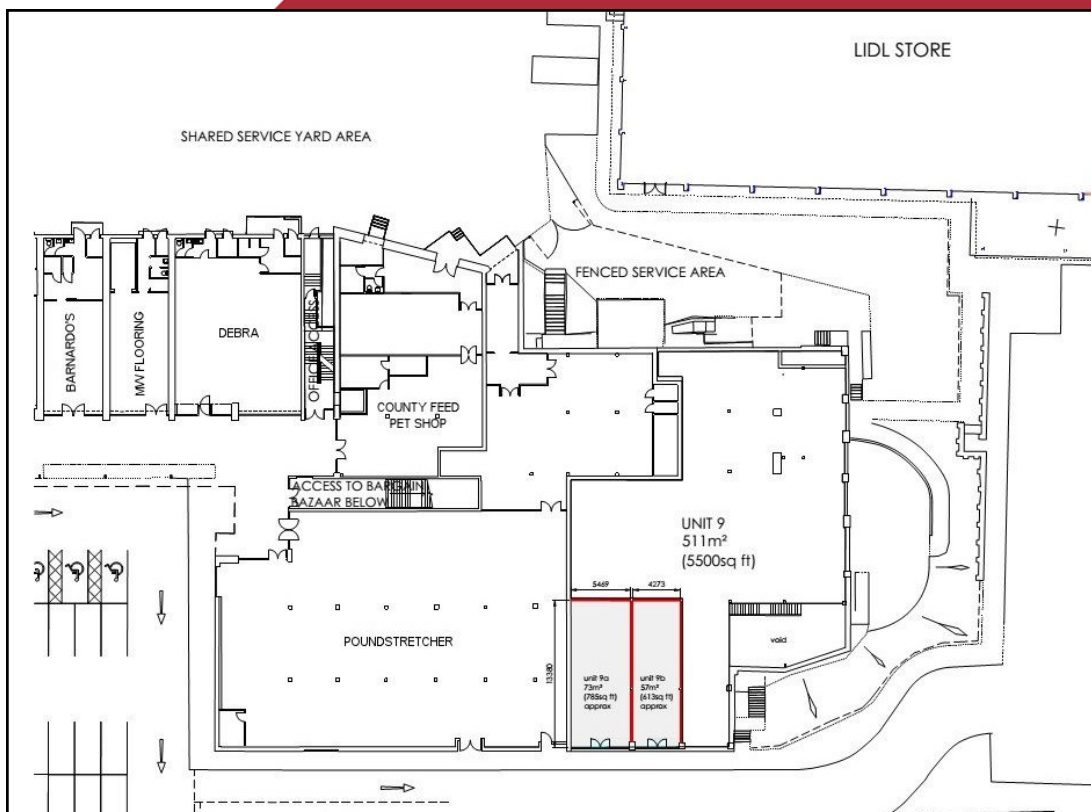
The units will be finished to a shell specification with pop-up services for electricity and water and will include shopfronts.

A layout of the units and their location is provided overleaf. Occupation is expected to be available in early 2018.

TENURE

The subjects will be available on new full repairing and insuring leases for a term to be agreed, subject to five-yearly upward only rent reviews.

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RENTAL

Available upon request.

PLANNING

The subjects are currently zoned for retail use, however may also be suitable for leisure (in particular, Unit 9). Office uses may also be considered.

RATEABLE VALUE

As the units have still to be created, they are yet to be assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

Will be available upon application following completion.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Retail / Leisure

Donald M Syme

Syme Property Consultancy

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Office

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IMPORTANT NOTICE

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