

# DRUMCHAPEL SHOPPING CENTRE

KINFAUNS DRIVE, GLASGOW G15 8NB

## RETAIL / FAST FOOD / LEISURE

- 93,000 sq ft local community retail & leisure hub
- Extensive free car parking
- Ability to meet specific occupier size requirements
- Major new asset management initiatives scheduled
- Significant landlords improvements being undertaken to common areas
- Ongoing lease renewals & extensions progressing with existing tenants

ON THE INSTRUCTIONS OF

**LCP**



### KEY TENANTS INCLUDE:



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DRUMCHAPEL is located some 6 miles north west of Glasgow city centre, having a resident population of c.15,000 people and an immediate catchment in excess of 115,000.

The shopping centre provides the core focal point for convenience and value led retailing within the local area, extending to 93,000 sq ft of retail, hot food and leisure floorspace and benefits from extensive free customer car parking.

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

It is understood that in excess of 1,000 new residential units are earmarked for development in the Drumchapel area over the next few years. Further information can be supplied upon request.

## OPPORTUNITIES

Various retail units are available as follows:

UNIT	AREA SQ M	AREA SQ FT	RV	RATES PAYABLE	SERVICE CHARGE
5 Hecla Avenue	GF 119.2 sq m	GF 1,283 sq ft	£15,700	£7,818	£1,991
2a/4a Dunkenny Square	1F 200.6 sq m	1F 2,160 sq ft	£13,500	£6,723	£4,179

It may be possible to create larger or smaller units to meet specific occupier requirements, by either combining or potentially reconfiguring existing units.

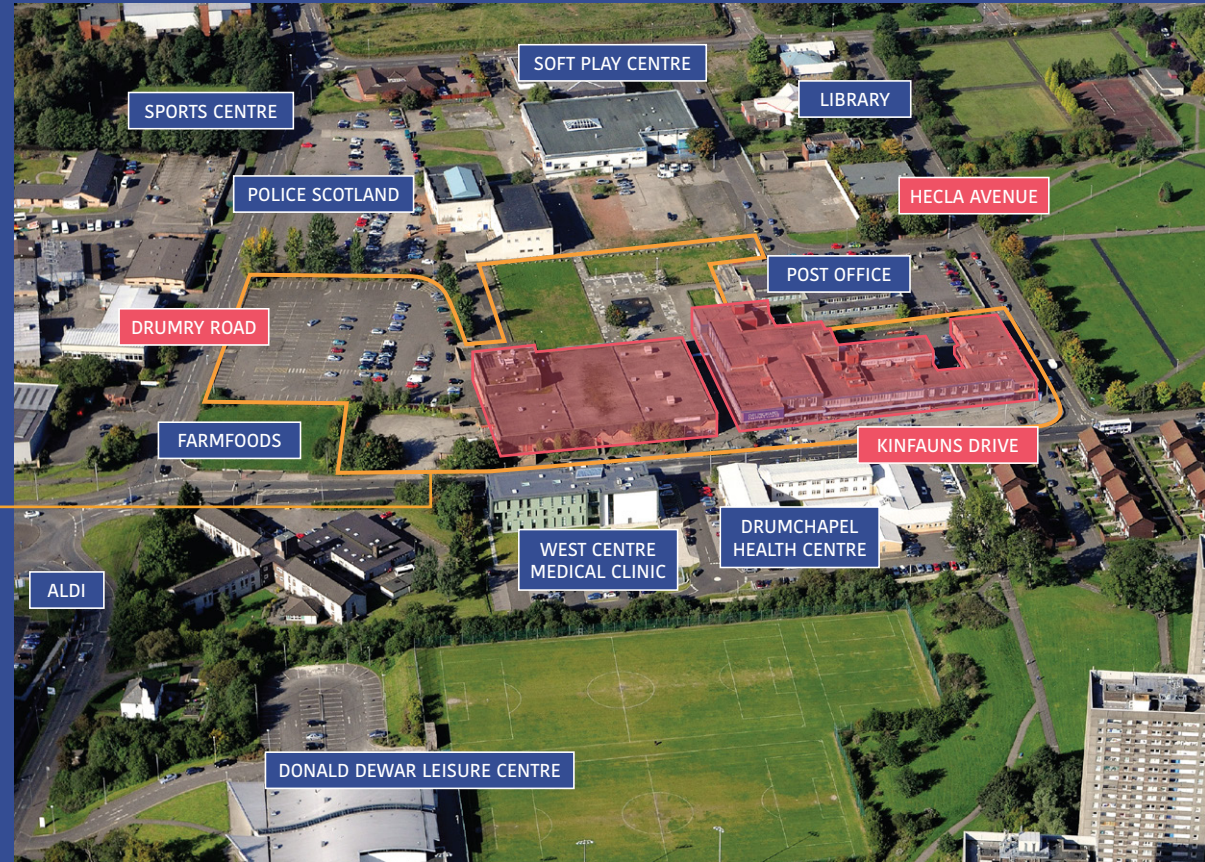
In addition we have the opportunity to provide new build big box retail units within the extended car park area directly opposite B&M and Iceland.

## RATES & SERVICE CHARGE



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## TERMS

The units are available on new full repairing & insuring leases, subject to 5 yearly rent reviews. Short term letting opportunities may also be considered, subject to status.

## RENT

On application.

## ENQUIRIES

Viewing & further information available via the joint agents.

IMPORTANT NOTICE Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. August 2022.

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