

# TO LET

Retail Unit with benefit of Class 3 Consent

**Knightswood  
Shopping Centre**

**758 Anniesland Road  
Glasgow G14 0YU**



## LOCATION

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 which links in to all local and national road networks.

Rail services are also located nearby at Scotstounhill and Garscadden Stations.

## 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, Ladbrokes, Subway, William Hill, Betfred and Lloyds Pharmacy.

The subjects are situated adjacent to Subway and Betfred and extend to the following approximate areas:

## ACCOMMODATION

The property has the following approximate areas

AREA	SQ FT	SQ M
Ground	747 sq ft	69.40 sq m
First	348 sq ft	32.33 sq m
<b>Total</b>	<b>1,095 sq ft</b>	<b>101.73 sq m</b>

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## TENURE

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

## RENTAL

Rental offers in the region of £25,000 per annum are invited.

## SERVICE CHARGE

The service charge for the current year is approximately £1,000 p.a.x.

## RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2017/2018 is as follows:

Rateable Value: £21,250  
Rates Payable: £10,412

## EPC

Available upon application.

## 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 sole letting agent:

**Syme**  
PROPERTY CONSULTANCY  
**0141 285 7945**  
[www.symeproperty.co.uk](http://www.symeproperty.co.uk)

**Donald M Syme**  
Syme Property Consultancy  
T: 0141 285 7943  
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