

TO LET

PROMINENT NEIGHBOURHOOD RETAIL UNIT

Unit 5, Greenlaw Village, Newton Mearns, G77 6NP



Location

Greenlaw Village is located within the heart of Newton Mearns, lying approximately 7 miles to the South West of Glasgow. The development is well served by excellent transport links being adjacent to junction 4 of the M77 motorway.

Occupiers within the parade include Tesco Express, Rowlands Pharmacy, Dominos', Betfred and Greenlaw Dental Practice. As part of the wider development a number of national anchors are represented such as Waitrose, Home Bargains and Pets at Home.

Description

The unit forms part of a purpose built retail parade extending over ground floor only. It benefits from staff car parking and service access to the rear, whilst there are 179 shared car parking spaces to the front.

Accommodation

Floor	Sq. Ft	Sq. M
Ground	769	71.44

Lease Term

The unit is available via new FRI lease, incorporating rent reviews at five yearly intervals.

Rating

We have been advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £17,000

Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2020/21 of £8,466

Each new occupier has the right of appeal against this figure.

Energy Performance Certificate

EPC Rating – E

Rent

Offers over £23,000 per annum.

Entry

By Agreement.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

Viewing & Further Information

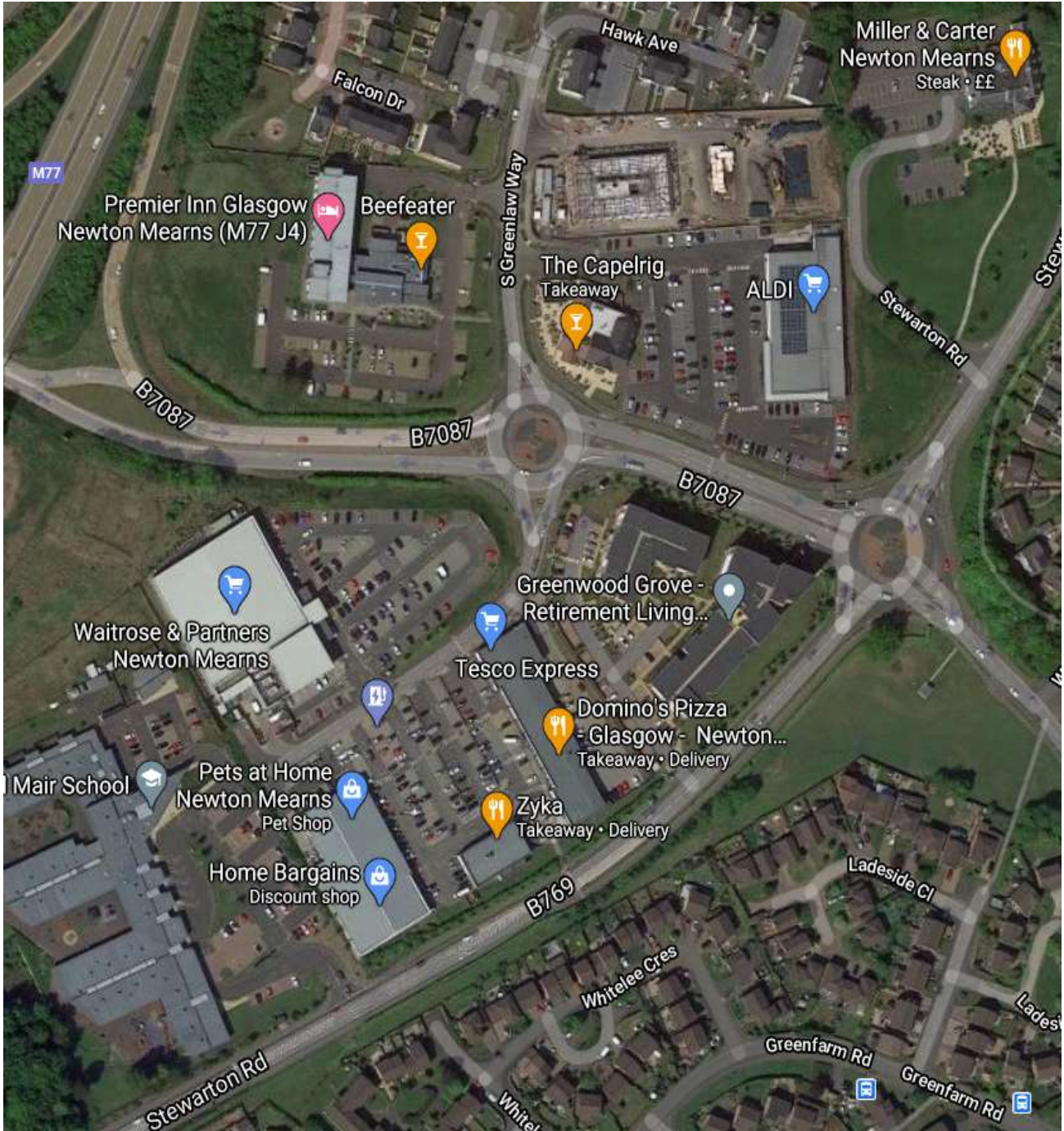
All viewing and further information is via the sole letting agents.

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Subject to Contract
Date: September 2020

Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HAS Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



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