

ANNIESLAND RETAIL PARK

GLASGOW, G13 1HU

TO LET

EXCELLENT OPPORTUNITY
OPEN A1 RETAIL WAREHOUSE



UNIT C1 GIA – 3,430 SQFT (318.69 SQM)

Landlord quality upgrade and refurbishment undertaken.

Asset improvements include:

- New letting to The Gym Group of 8,000 sqft (743.20 sqm) with 7,500 sqft (696.75 sqm) mezzanine; completed and open.
- A new 1,800 sqft (167.22 sqm) Costa Coffee Drive-Thru; completed and open.
- Lease extension agreed with Mothercare until July 2028 (TBO July 2023).
- Upgrade of existing retail unit frontages.
- Upgrade of park signage and landscaping completed, with resurfacing of car park as final phase.



Residential population within 20 mins



Non-grocery spend within 20mins



Annual expenditure clothing & footwear
£528M



of households are ABC1s (9% above Scotland average)

Household goods
£510M
(Source: FSP)

LOCATION

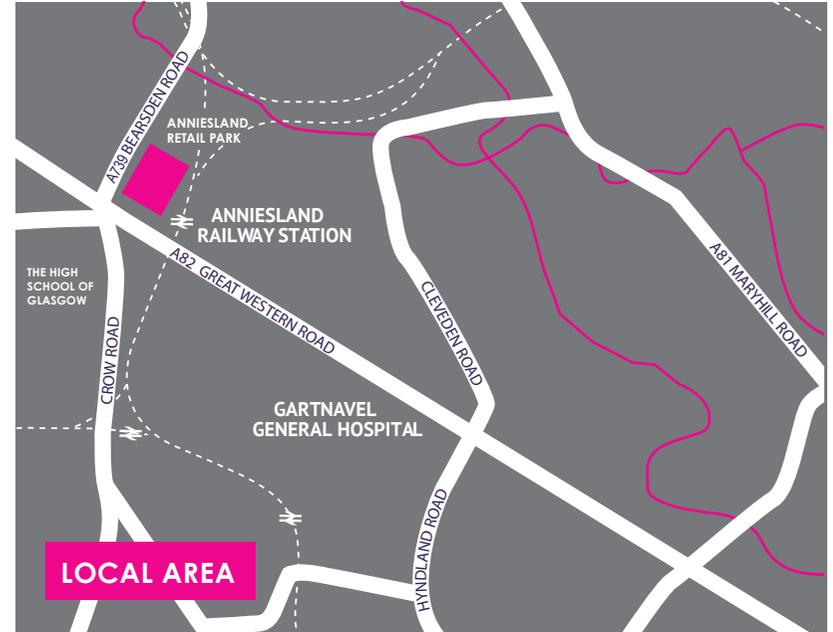
Anniesland Retail Park is situated approx. 3 miles north west of Glasgow city centre on the A82. The Retail Park is immediately adjacent to Anniesland Cross, one of the busiest arterial junctions within Glasgow. The Cross is the main intersection for traffic flow east/west on the A82 (city centre to west end) and also the A739 (Crow Road/Bearsden Road) north/south which links with the Clyde Tunnel and the M8.

AFFLUENT CATCHMENT

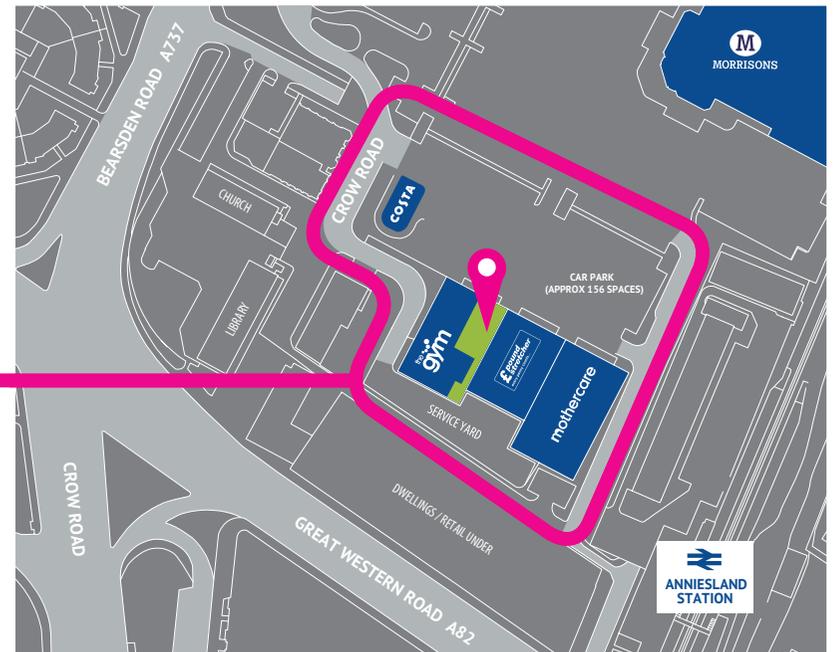
The immediate catchment population includes:

- West End of Glasgow
- Jordanhill to the south
- Bearsden and Milngavie to the north

Unit C1, Anniesland Retail Park



LOCAL AREA



Unit C1, Anniesland Retail Park

DESCRIPTION

Anniesland Retail Park comprises a modern purpose-built retail park constructed in 1994. Occupiers include **The Gym Group** (new letting), **Mothercare**, and **Poundstretchers**, an 80,000 sqft **Morrisons supermarket** and **PFS**.

The Park now also benefits from a new 1,800 sqft (167.22 sqm) **Costa Coffee Drive-Thru**.

There is ample customer car parking to the Retail Park with approx. 156 dedicated spaces, providing a strong ratio of 1:240 sqft. Morrisons benefit from their own extensive car park.

The **subjects to let** form part of the retail warehouse parade and offer clear eaves height to haunch of 6m. Servicing is via the rear service yard and benefits from separate vehicular access via Foulis Street/Crow Road.

Unit C1 - GIA – 3,430 SQFT (318.69 SQM)



DETAILS

REFURBISHMENT/UPGRADE WORKS

The refurbishment works have included upgrade of the retail frontages; removal of existing steel work and replacing with individual entrance features and prominent signage above. In addition, the Park's signage and landscaping has been upgraded. The final phase will include resurfacing of the car park.

LEASE TERMS AND RENT

The unit is available on a full repairing and insuring lease incorporating five yearly rent reviews. Rental terms are available upon request.

SERVICE CHARGE

The tenant will be responsible for a fair and equitable proportion of the common service charge.

RATEABLE VALUE

The unit is to be reassessed due to Landlord's sub-division works. The in-going tenant will be responsible for all local authority rates and other related charges. All enquiries should be addressed to the relevant rating authority.

PLANNING

The unit benefits from an Open Class 1 Retail (non-food) planning consent.

MEZZANINE

Planning consent for a trading mezzanine of 7,500 sqft (696.75 sqm) was granted in respect of Unit C2, The Gym Group. The potential for a mezzanine level within the subject property maybe available to the ingoing tenant.

VAT AND LEGAL COSTS

All prices and costs indicated are quoted exclusive of VAT. Each party will bear their own legal costs incurred in documenting any letting and the ingoing tenant will be responsible for any Registration Fees and LBTT relating to the transaction.

EPC

Available on request.

CONTACT

For further information or to arrange a viewing, please contact the letting agent:

Monica McRoberts

0141 222 9762 / 07739 989 296

mmr@springfordco.com

SPRINGFORD
COMMERCIAL PROPERTY CONSULTANTS

