

All change at Anniesland Retail Park

Glasgow G13 1HU

New **LIDL**

25,500 sq ft
Opening Spring 2023



Excellent Opportunity
Unrestricted / Open A1 (Food)

UNIT C1 - TO LET
3,430 sq ft (318.69 sq m)

Capable of Sub-Division



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Retail Park



A long term lease has been agreed with Lidl on a new 25,500 sq ft supermarket (combining units A & B). Opening Spring 2023



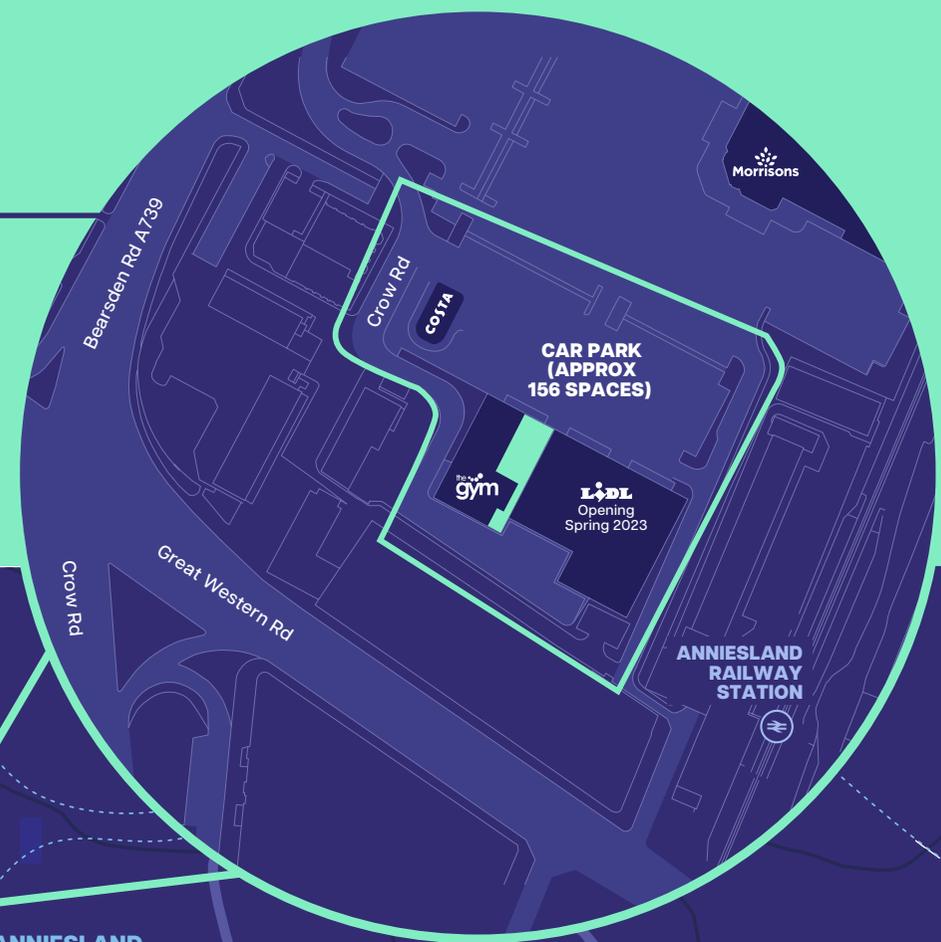
The new Lidl store will complement the upgrade of the retail warehouse frontages and the recently developed Costa Coffee Drive-Thru.



Unit C1 - provides an excellent opportunity to trade alongside Lidl, The Gym Group and Costa Coffee.

All within 20 mins drive time





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Location

Anniesland Retail Park is situated approximately 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.



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Description

Anniesland Retail Park comprises a modern purpose-built retail park within an affluent catchment. In addition to the new 25,500 sq ft Lidl store, other occupiers include Costa Coffee Drive-Thru, The Gym Group, an 80,000 sq ft Morrisons supermarket and PFS.

There is ample customer car parking to the Retail Park with approximately 156 dedicated spaces, providing a strong ratio of 1:240 sq ft. Morrisons benefit from their own extensive car park, which lies immediately adjacent.

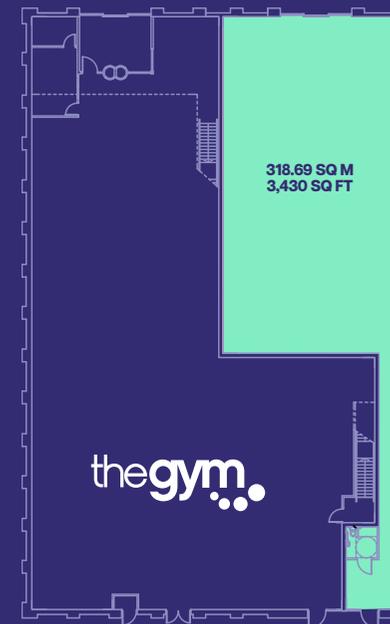
Unit C1, forms part of the retail warehouse parade and offers clear eaves height to haunch of 6m. Servicing is via the rear service yard and benefits from separate vehicle access via Foulis Street / Crow Road.

Unit C1 comprises GIA - 3,430 sq ft (318.69 sq m). The unit is capable of being sub-divided, as per indicative layout plan.



Floor Plans

Current Layout



Potential for Sub-Division



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Refurbishment / Upgrade Works

The refurbishment works have included upgrade of the retail frontages to incorporate full height glazing, individual entrance features and prominent signage above. The Park's signage and landscaping has also been upgraded.

With the successful lifting of the restriction on the retailing of food and groceries within the Retail Park, the final phase will be the refurbishment and conversion of Units A & B to provide the new Lidl store (approximately 25,500 sq ft) together with the resurfacing of the car park.

Lease Terms & Rent

Available on a Full Repairing and Insuring lease(s). Rental terms are available upon request.

Rateable Value

The current rateable value is £70,000, with rates payable of approx. £36,000.

Mezzanine

A mezzanine level within the subject property is potentially available to the ingoing tenant(s).

Service Charge

A proportionate service charge will be applicable. Information available on request.

Planning

Unit C1 benefits from Unrestricted Class 1 Retail (including Food) planning consent.





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VAT & 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 agents:



Monica McRoberts
07739 989 296
mnr@springfordco.com

Charlie Springall
07976 730 637
cas@springfordco.com



Martin Gudaitis
07775 754 858
mg@ppcllp.uk.com

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