



Retail Unit To Let

Rent: On Request

First Floor: 253 sq ft

Location

Glasgow is Scotland's largest city with over 600,000 people residing in the area and a wider population of 1.6 million. The Forge Shopping Centre is located just 2.5 miles East of the city centre and 2 miles south of the M8 which connects Edinburgh to Glasgow. The Forge Shopping Centre comprises approximately 450,000 sq ft of retail accommodation set over 2 floors with an average weekly footfall of 140,000. The subject property is located in the centre of the scheme. Nearby occupiers include **Superdrug**, **Costa Coffee**, and **JD Sports**.

Accommodation

The premises are located on the first floor of the shopping centre and comprise the following approximate net internal area:

First Floor: **253 sq ft / 23.51 sqm**

Rent

On request.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£2,900**

The premises qualify for 100% Business Rates Relief (no rates payable) under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

Service Charge

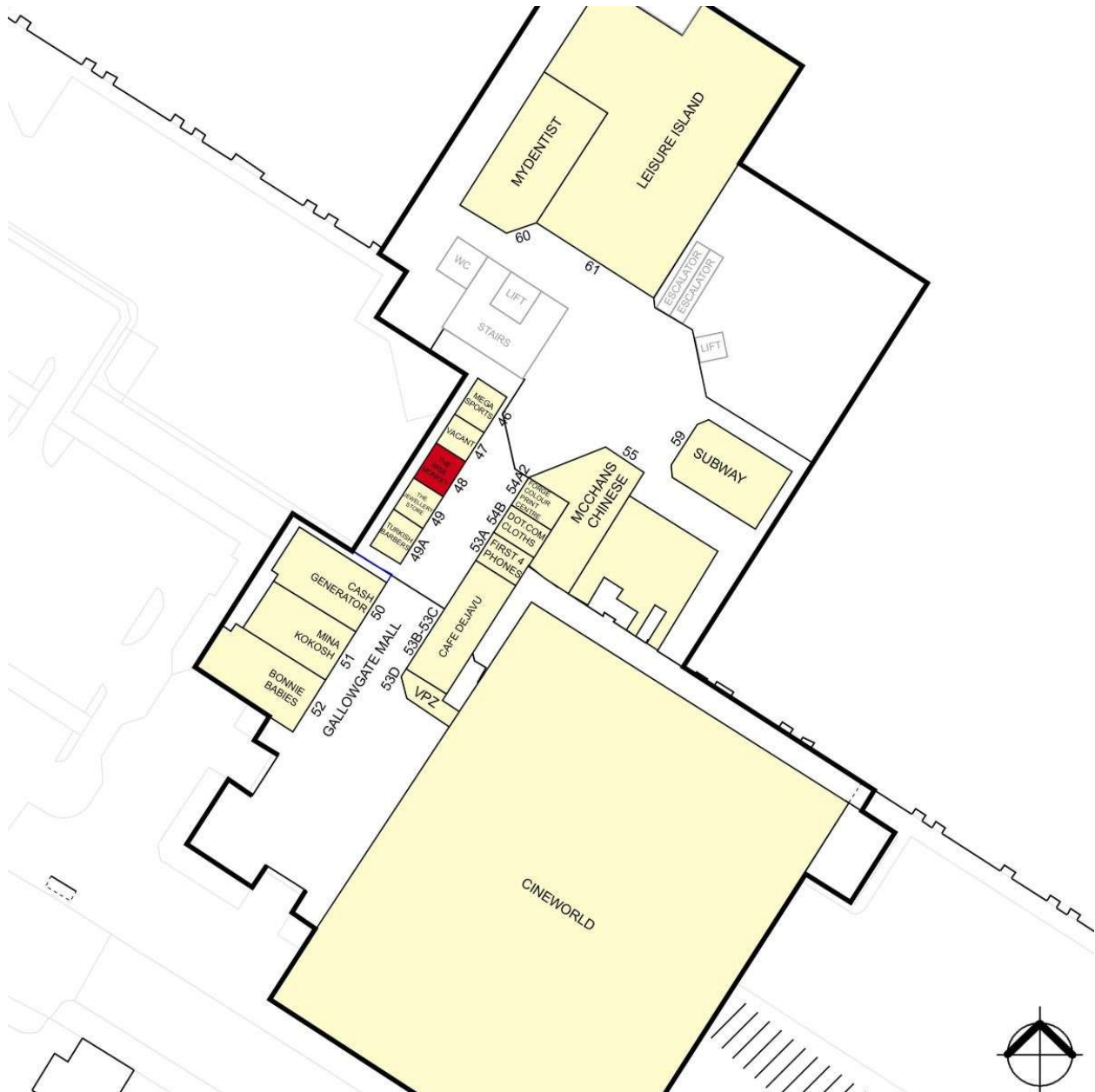
The estimated service charge for this current financial year is **£2,625**.

EPC Rating / Planning

EPC report available on request. The premises benefit from **Class 1A** consent.

Legal Costs

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



Viewing strictly by appointment with ORINSEN

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