

**LEASE FOR SALE**

**UNIT D – GLASGOW FORT  
PROMINENT RESTAURANT UNIT  
INCENTIVES AVAILABLE SUBJECT TO STATUS**

**RESTAURANT PREMISES**  
348.39 sq m (3,750 sq ft)



## LOCATION

Glasgow Fort is located 3 miles east of Glasgow city centre, just off J10 of the M8. The Fort is the principal out of town retail focus for the east and north of Glasgow with annual footfall of over 14 million per annum and a catchment in excess of 2 million people. The scheme extends to 523,000 sq ft over 84 retail and leisure units. There are 2,500 free customer car parking spaces at the scheme.

The unit occupies a prominent end-of-terrace position in the leisure extension development comprising a multi-story carpark and four restaurant units. The unit benefits from being situated adjacent to the VUE cinema.

Nearby occupiers include **Gourmet Burger Kitchen**, **TGI Fridays**, **Chiquito** and **Tony Macaroni**.



## DESCRIPTION

The subjects comprise an end-of-terrace restaurant unit extending to 3,750 sq ft. The property has an iconic design with a curved, living green canopy and walls. The unit comprises open plan restaurant space in shell condition.

## ACCOMMODATION

We have been advised by our clients that the unit extends as follows:

Floor	sq m	sq ft
Ground floor	348.39	3,750

## LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.



## CONTACT US

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## TENURE

The property is held on a 15 year lease effective from 26 August 2016.

## RENT

The passing rent is £178,125 per annum.

## SERVICE CHARGE

The service charge is estimated to be £3.62 per sq ft

## INCENTIVES

Incentives are available subject to covenant.

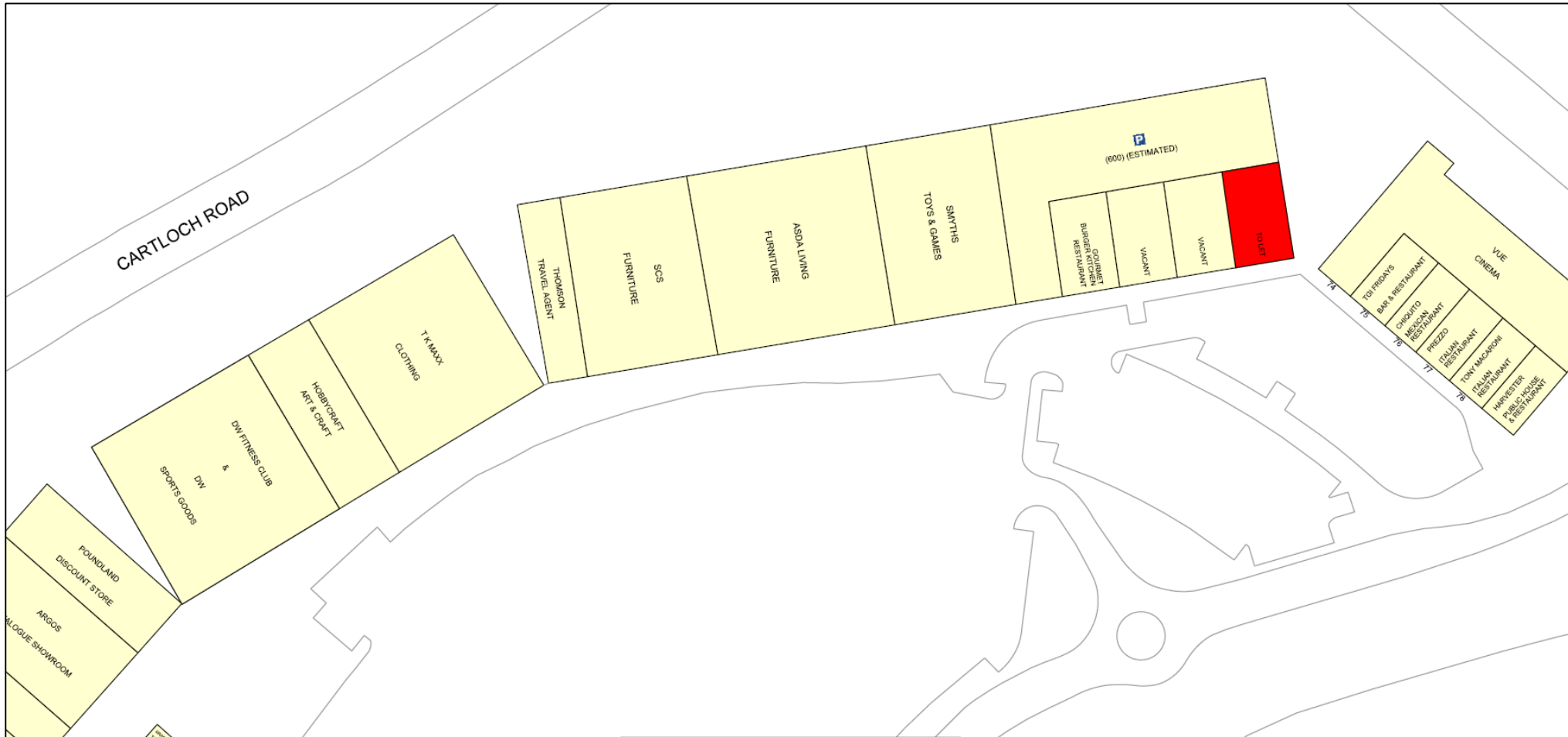
## PLANNING

The subjects benefit from Class 3 (Food and Drink) consent.

## RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

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