

UNIT E13 77 SILVERBURN SHOPPING CENTRE GLASGOW G53 6QR



ON THE INSTRUCTIONS OF HOBBS LIMITED
CONFIDENTIALLY AVAILABLE
PROMINENT CLASS A1 PREMISES
1 YEAR CAPITAL CONTRIBUTION



LOCATION

The premises occupy a prominent location within Silverburn Shopping Centre adjacent to Fossil and Phase Eight. Other nearby retailers include Beaverbrooks, Debenhams, H&M, Kurt Geiger and Monsoon together with a number of other well established retailers.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 15 years expiring 24 October 2022, subject to an upward only rent review from 25 October 2017.

RENT

£186,345 pax.

INCENTIVES

Incentives available subject to covenant.

SERVICE CHARGE

To be confirmed.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

EPC

An EPC will be made available upon request.

ACCOMMODATION

The premises are arranged on ground and first floors having the approximate areas;

Ground Floor Sales	167.97 sq m	1,808 sq ft
First Floor	165.18 sq m	1,778 sq ft

RATES

As a result of the Government's Expanded Retail Discount Scheme no general rates are payable until 31 March 2021. Interested parties are advised to verify this with, Glasgow City Council 0141 287 2000.

Rateable Value		£145,000
UBR 2020/21		N/A
Rates Payable 2020/21		Nil

VAT

VAT will be charged at the appropriate rate, if applicable.

VIEWING

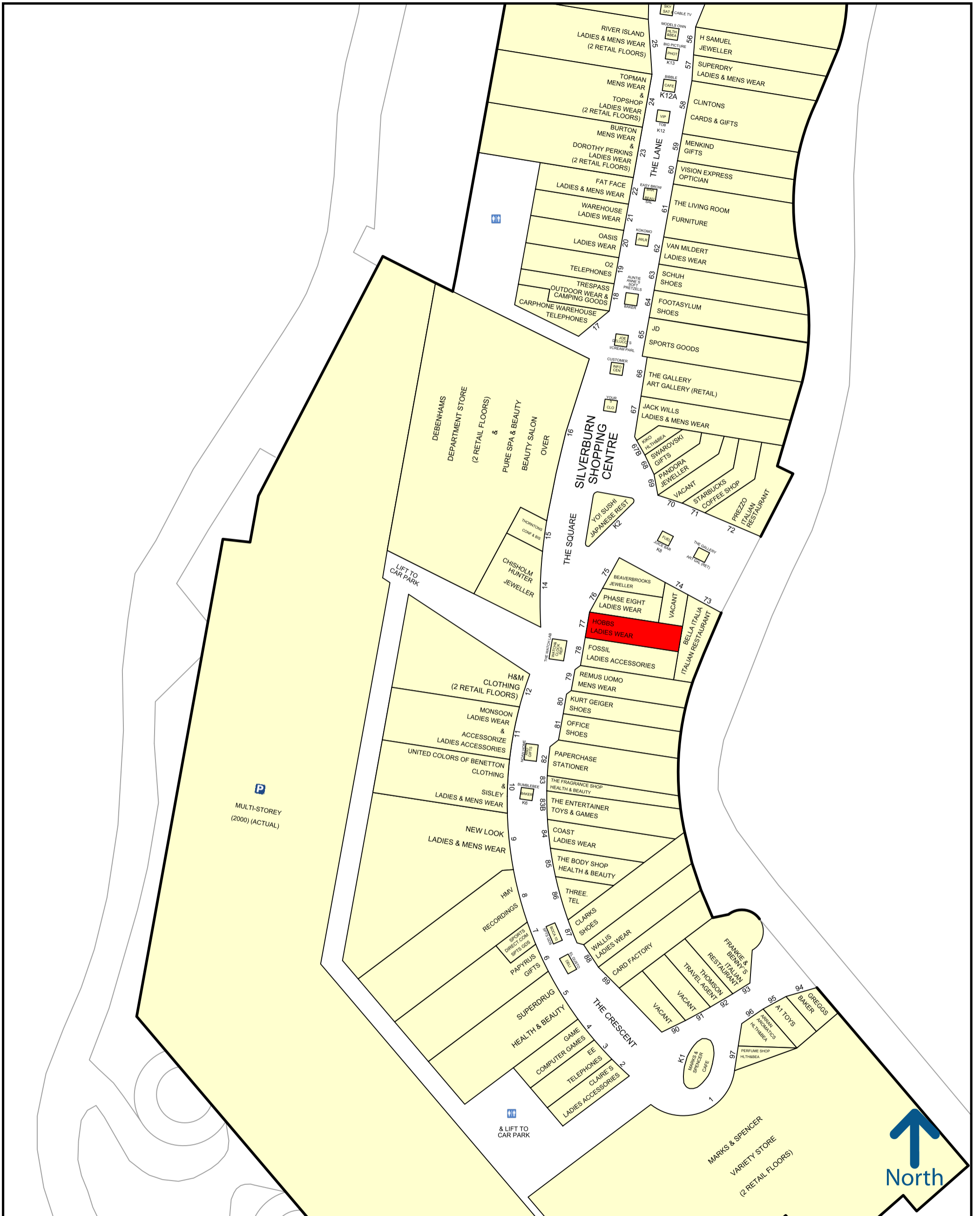
Strictly by appointment through the assignor's **sole agents** as staff are unaware of the impending disposal.

CONTACTS

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50 metres

Experian Goad Plan Created: 01/05/2018

Created By: Stephen Kane and Co



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