

## To Let – Retail Premises c. 17,115sq ft (1,590sq m)

20 Rothes Drive, Maryhill, Glasgow, G23 5EZ

- Located in a suburban district, north-west of Glasgow City Centre
- Sublet unit within an Asda store.
- Frontage onto Arrochar Street.
- Opposite Summerston railway station.

### Location

The unit is located in a suburban area, identified as an area for regeneration and housing growth. It is approximately 4 miles north-west of Glasgow City Centre. The unit offers good transport links being opposite Summerston train station and approximately 3 miles north-west from the M8 Motorway. Notable retailers in the area include **Asda**, **B&M** and **Poundstretcher**.

The University of Glasgow-Garscube Campus and various other local retailers are located nearby.

### Description

The unit is within our client, Asda's demise, but not in use. As such Asda are looking to sublet this part of the building.

Asda will undertake separation works and provide the unit in a shell condition ready for tenant fit out.

The unit will benefit from Asda's on-site parking spaces.

### Accommodation

The unit will extend to approximately 17,115 sq ft (1,590 sq m).



### Planning

Our client will consider a range of uses, including A1, B1, D1 and D2.

### Rent / Lease Terms

The property is available by way of a new sublease on terms to be agreed.

Rent available on application.

### 2010 Rating List Entry

The Rateable Value will be reassessed after the separation works.

### VAT

All prices and rents etc. are quoted exclusive of VAT at the prevailing rate.

### EPC

Further information on request.



#### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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5. Under the Requirements of Writing (Scotland) Act 1995 nothing written or referred to herein is intended to be contractual in its effect.

March 2015

#### Viewing and further Information

By appointment through Sole Agents GL Hearn.

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