



# To Let

## Unit 55, Silverburn Shopping Centre, Glasgow, G53 6AG

26,135 sq ft Prime Retail Unit To Let

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## Location

The subjects are located within Silverburn Shopping Centre, a prominent out of town retail and leisure destination servicing the greater Glasgow area and with direct access to the M77 motorway connecting to Edinburgh. The shopping centre is also serviced by a number of public transport connections.

The subjects occupy a prime position within the mall, adjacent to **River Island, Boots, Zara** and **Next**, together with a number of other well established retailers.

## Description

The premises comprise a fitted ground and first floor unit with the following approximate Net Internal Area:

Floor	Sq m	Sq ft
Ground Floor	773.97	8,331
First Floor	1,654.03	17,804
<b>Total</b>	<b>2,428</b>	<b>26,135</b>

## Passing Rent

£542,500 pax

## Lease Terms

The subjects are available by way of a sublease or assignation, with the existing expiry on 24 October 2022.

## Business Rates

We understand that the property is assessed as follows:

Rateable value: £390,000

**The premises may qualify for rates relief at present. Interested parties should make their own enquiries with the Local Authority to verify this information.**

## Legal Costs

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

## Planning

The premises falls within Class 1 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

## Service Charge

The current annual service charge estimate for the unit is approximately £213,200 per annum.

## EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

## VAT

VAT if applicable will be charged at the standard rate.

## For further information please contact:

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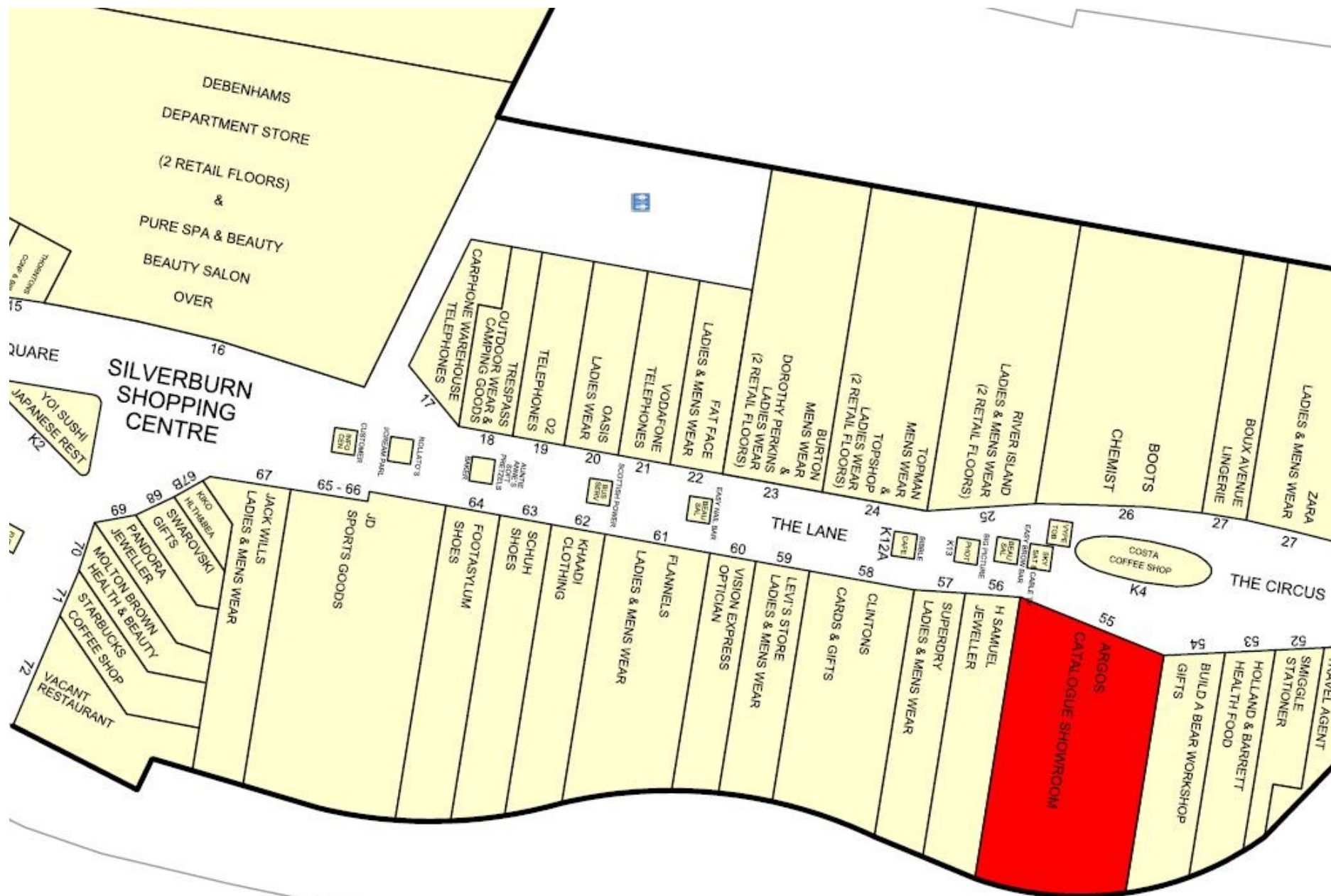
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If you would like to know  
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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

February 2021

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