

LEASE FOR SALE

**ON THE INSTRUCTION OF DUNNES STORES
THE FORGE, 1221 GALLOWGATE, G31 4EB**

RETAIL PREMISES

2,867.92 sq m (30,870 sq ft)



THE FORGE, PARKHEAD

LOCATION

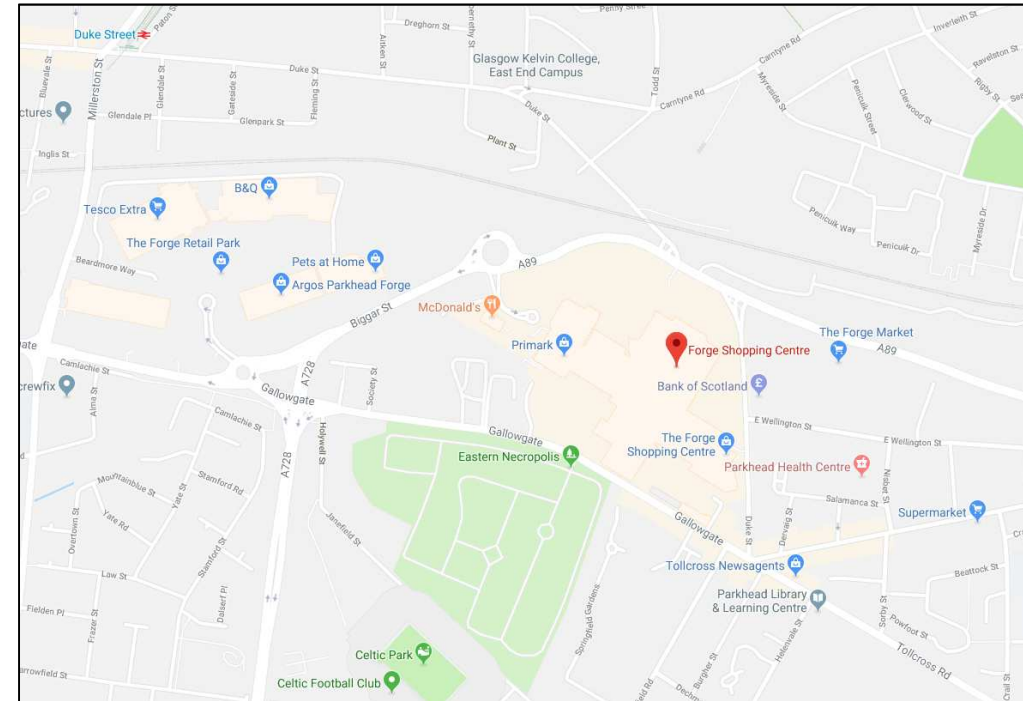
The Forge Shopping Centre lies 3 miles east of Glasgow city centre and is the main retail offer in the east end of Glasgow. The centre provides over 400,000 sq ft of covered retail and leisure space and benefits from 1,600 free car spaces. The scheme has a strong line-up of occupiers as is anchored by Asda, Primark, H&M and a 7-screen Cineworld cinema. Additionally, there are a number of food outlets including Costa, Subway and Greggs and a McDonalds drive-thru in the carpark.

The Forge Shopping Centre sits directly adjacent to the Forge Retail Park which comprises 22 retail warehouse units with occupiers including Tesco, B&Q, Home Bargains, B&M and Carpetright.

The subject property occupies a highly prominent position at the northern entrance to the shopping centre fronting the carpark. The subjects benefit from having a prominent frontage onto the centre's carpark and are accessed via an entranceway within the centre. Nearby occupiers include **Primark**, **Optical Express** and **Clarks**.

DESCRIPTION

The unit provides well-configured, open plan retail space arranged over ground floor only. The unit extends to 30,870 sq ft (2,867.92 sq m).



ACCOMMODATION

The subjects have been measured on a net internal area basis in accordance with RICS Code of Measuring Practice (6th Edition), and extend to the following approximate floor area:

Floor	sq m	sq ft
Ground floor	2,867.92	30,870

TENURE

The property is held on a long lease, due for expiry in 2178.

Premium offers are invited for our clients long leasehold interest.

PLANNING

The subject property currently benefits from Class 1 (Retail) consent. Interested parties are advised to speak directly to the Local Planning Department in respect of alternative uses.

RATES

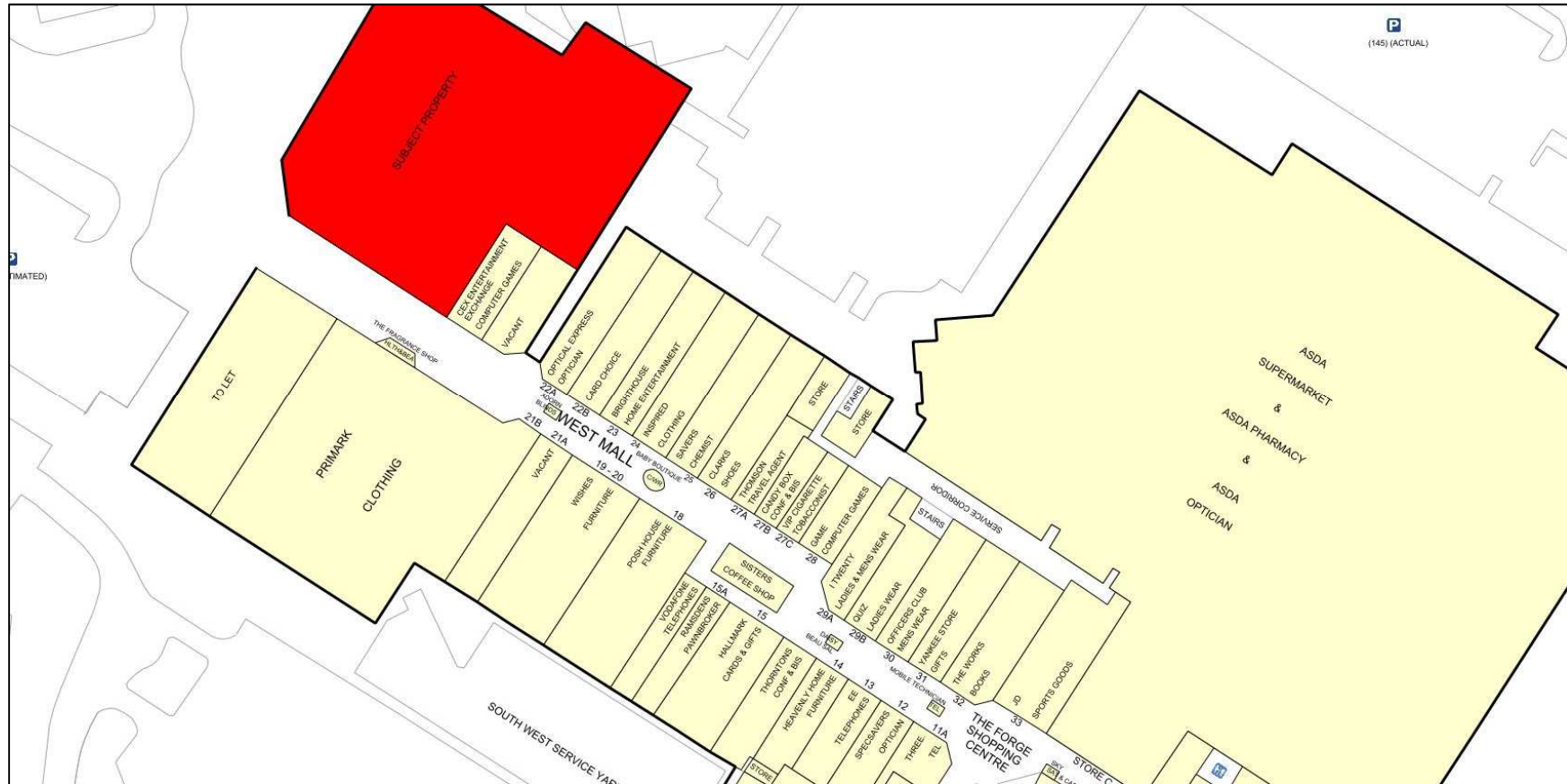
The property is entered in the Valuation Roll as £284,000 Rateable Value / Rates Payable £143,704 per annum.

SERVICE CHARGE

There is a service charge payable. Details on request.

LEGAL COSTS

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



CONTACT US

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