



RETAIL UNIT - TO LET

UNIT 4 CORNWALL WAY

EAST KILBRIDE SHOPPING CENTRE G74 1LL

MORE THAN
SHOPPING

LOCATION

East Kilbride Shopping Centre is Scotland's largest covered retail and leisure destination. The centre benefits from footfall of over 15 million and is anchored by Marks & Spencer, Debenhams, Primark and Odean Luxe. Other key retailers include H&M, Zara, Topshop and JD.

The subject unit is located in an external parade, opposite the town's bus station and is adjacent to Barclays Bank.

ACCOMMODATION

The premises are arranged over ground, first and second floor levels and has the following approximate areas:

Ground Floor: 117.8 sq m (1,267 sq ft)
First Floor: 19.8 sq m (213 sq ft)
Second Floor: 26.2 sq m (282 sq ft)

The above areas are approximate and should be verified by any interested party.

TENURE

New lease for a term to be agreed.

QUOTING RENT

£27,500 per annum.

RATES

The local Assessors Department advises that the Rateable Value set in April 2017 is £28,500. Estimated rates payable for 2018/19 are £13,680 pa based on a rate poundage of £0.48. All interested parties should make their own enquiries to the local Assessors Department to confirm the above figure.



SERVICE CHARGE

Service charge payable for 2018/19 is £1,816 per annum.

EPC

Full EPC report available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction and the in-going tenant is responsible for any Land & Building Transaction Tax (LBTT), VAT and registration dues.

Savills / Eric Young & Co for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) no person in the employment of Savills / Eric Young & Co, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property. January 2019

FURTHER INFORMATION

If you would like to know more about the exciting opportunities available at East Kilbride Shopping Centre, please contact:

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