

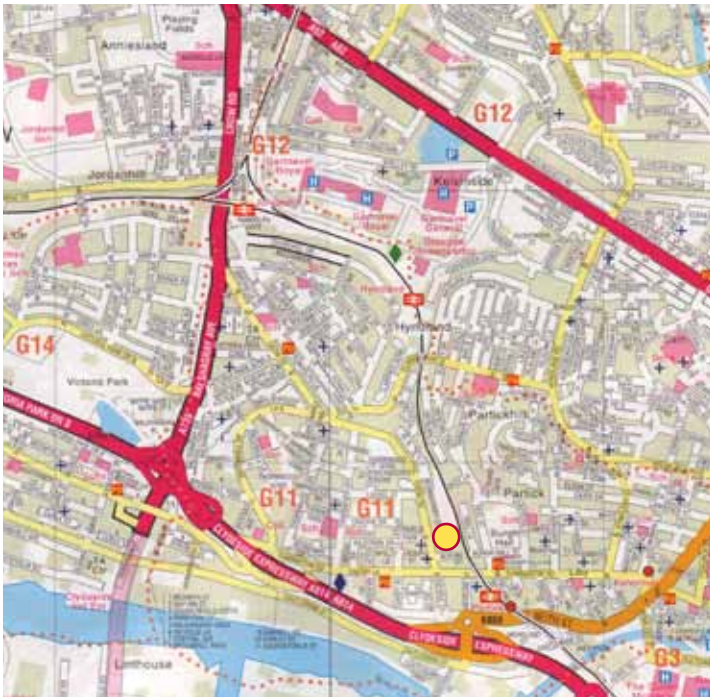
ON THE INSTRUCTIONS OF BRANTANO FOOTWEAR

LEASE AVAILABLE

UNIT 3A WEST END RETAIL PARK CROW ROAD, GLASGOW



- UNRESTRICTED OPEN CLASS 1 RETAIL PLANNING CONSENT
- OTHER OCCUPIERS INCLUDE SAINSBURY'S, ODDBINS, M & S SIMPLY FOOD, ARGOS, BOOTS, AU NATURALE, COTSWOLD OUTDOORS & MCDONALDS DRIVE-THRU
- IMMEDIATE CATCHMENT POPULATION IN THE REGION OF 250,000 PERSONS



LOCATION

West End Retail Park is situated approximately 2 miles from Glasgow City Centre. Crow Road comprises a main link route between the West End/Partick area and the A739, providing immediate access to the south via the Clyde Tunnel, as well as the north and west of the city and also lies in close proximity to the A814 (Clydeside Expressway).

There is an estimated catchment population of approximately 250,000 persons within a 10 minute drive time, principally drawn from the surrounding areas of Partick, Kelvinside, Downhill, Hyndland and Annesland.

DESCRIPTION / ACCOMMODATION

The subjects comprise part of a 75,000 sq ft retail park anchored by Sainsburys with other occupiers including Boots, Argos, Oddbins, M & S Simply Food, Au Naturelle, Cotswold Outdoors and McDonalds. The unit provides the following approximate areas:-

Gross Internal Area 3,014 sq ft (280 sq m)

TERMS

The subjects are held on a full repairing and insuring lease expiring 27 August 2022 incorporating 5 yearly rent reviews, with the 28 May 2008 review outstanding.

Our clients wish to assign their existing lease, however they may also consider offers on a sub-lease basis.

RENT

The rent is currently passing at £55,000 per annum exclusive of rates and VAT.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £57,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty Land Tax and Registration Dues.

ENQUIRIES

Viewing and further information can be obtained by contacting the sole agent:



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