

170+
PARKING
SPACES

2,160 sq.ft

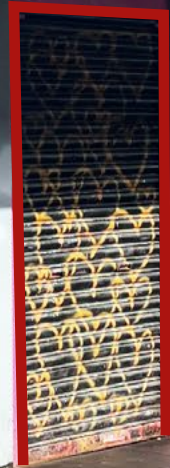
200.6 sq.m

SUBJECT TO VP

VENUS
HOT TOWEL SHAVE BARBERS
FADE HAIR DESIGN



VENUS
BARBERS
PRICE LIST



EASILY ACCESSIBLE ROADSIDE LOCATION WITH FREE PARKING AND DIRECT BUS LINKS

FIRST FLOOR SPACE

M UNIT 2A-4A

///joined.safely.chest
M Drumchapel, Glasgow
Lanarkshire
G15 8NE

Occupiers Include

BETFRED **savers** **Ladbrokes**
GREGGS **Iceland** **SUBWAY** **b&m**



DESCRIPTION

Drumchapel Shopping Centre provides the premier convenience and value led retail offer in the local area, extending to 92,000 sq.ft of retail, hot food and leisure floorspace, benefiting from extensive free customer car parking spaces.

Major national occupiers represented include B&M, Iceland, Ladbrokes, Greggs, Lloyds Pharmacy, Subway, Job Centre and One O One plus a number of well established local traders. In addition Aldi, Farmfoods, The Post Office, Police Station & Health Centre are all close by.

UNIT SIZE

First Floor Area: 2,160 sq.ft (200.6 sq.m)

RENT

Offers in excess of £12,000 per annum exclusive of VAT, business rates, services charge and building's insurance.

RATEABLE VALUE

Rateable Value: £14,500. The property may qualify for rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

SERVICE CHARGE & INSURANCE

Service Charge: £5,253.34 +VAT

Insurance: £822.64 +VAT

ENERGY PERFORMANCE

A copy of the EPC will be made available as required.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with the transaction, with the incoming tenant responsible for the LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

**26**

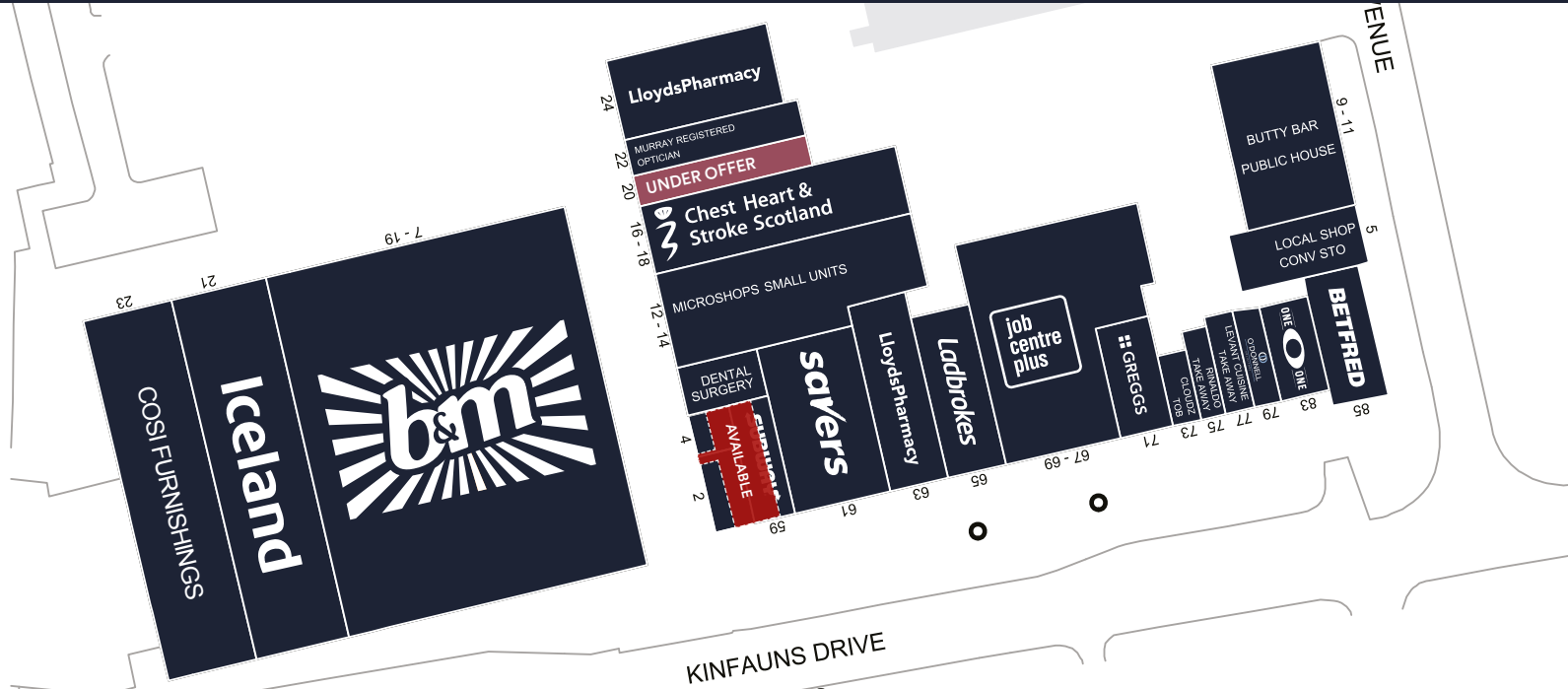
Retail Units On-Site

**170+**

Parking Spaces

**joined.safely.chest**

What Three Words



Alex Williams

07741 951 843
awilliams@lcpproperties.co.uk



Rakesh Joshi

07741 385 322
rjoshi@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents



LOCATION

M Drumchapel Shopping Centre is located approximately 6 miles north-west of Glasgow city centre, serving the established residential community of Drumchapel and the surrounding neighbourhoods. The area has a resident population of around 15,000 people, with an immediate catchment in excess of 115,000, providing a strong and consistent local customer base.



Richard Ford

0141 225 5710
07834 791 163
richard@reithlambert.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pinnsett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy gives a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.