



# LEASE FOR SALE

East Kilbride Shopping Centre,  
49A Princes Mall



- SCOTLAND'S LARGEST UNDERCOVER SHOPPING CENTRE
- PROMINENT UNIT IN CONSISTENTLY HIGH FOOTFALL LOCATION
- LOCATED DIRECTLY OPPOSITE THE RECENTLY OPEN WETHERSPOON'S

## LOCATION

East Kilbride Shopping Centre is located 10 miles south east of Glasgow and comprises 1.2M sq ft of retail and leisure space anchored by Debenhams, M&S, Primark & Sainsbury's. The scheme attracts 15.5 million visitors per annum and provides 3,000 car parking spaces.

Princes Mall itself benefits from consistently high levels of footfall and includes retailers such as **McDonalds, Post Office, Boots, William Hill, Cashino, Bank of Scotland, Nationwide** and the soon to open **KFC**.

## DESCRIPTION

The subjects comprise a ground floor retail unit, extending to the following approximate areas:-

## ACCOMMODATION

Ground Floor	53.98 sq m	581 sq ft
<b>Total</b>	<b>53.98 sq m</b>	<b>581 sq ft</b>

## USE

Class 1 (Retail).

## LEASE

There is presently a lease in place, expiring **22<sup>nd</sup> February 2033** with a tenant only break option on **23<sup>rd</sup> February 2023**.

## RENT

The current passing rent is **£32,500 per annum** exclusive. The rent is subject to upwards only rent reviews on **23<sup>rd</sup> February 2023** and **23<sup>rd</sup> February 2028**.

## SERVICE CHARGE

The current on account service charge for this unit is **£8,000 per annum**.

## RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop is:

Rateable Value	£16,400
Commercial Rate Pounding	£0.48
(exclusive of water and sewerage rates)	

## EPC

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

## LEGAL COSTS

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

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by appointment via the sole agents:-

## Reith Lambert

**Richard Ford**

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**Kirsty McCreath**

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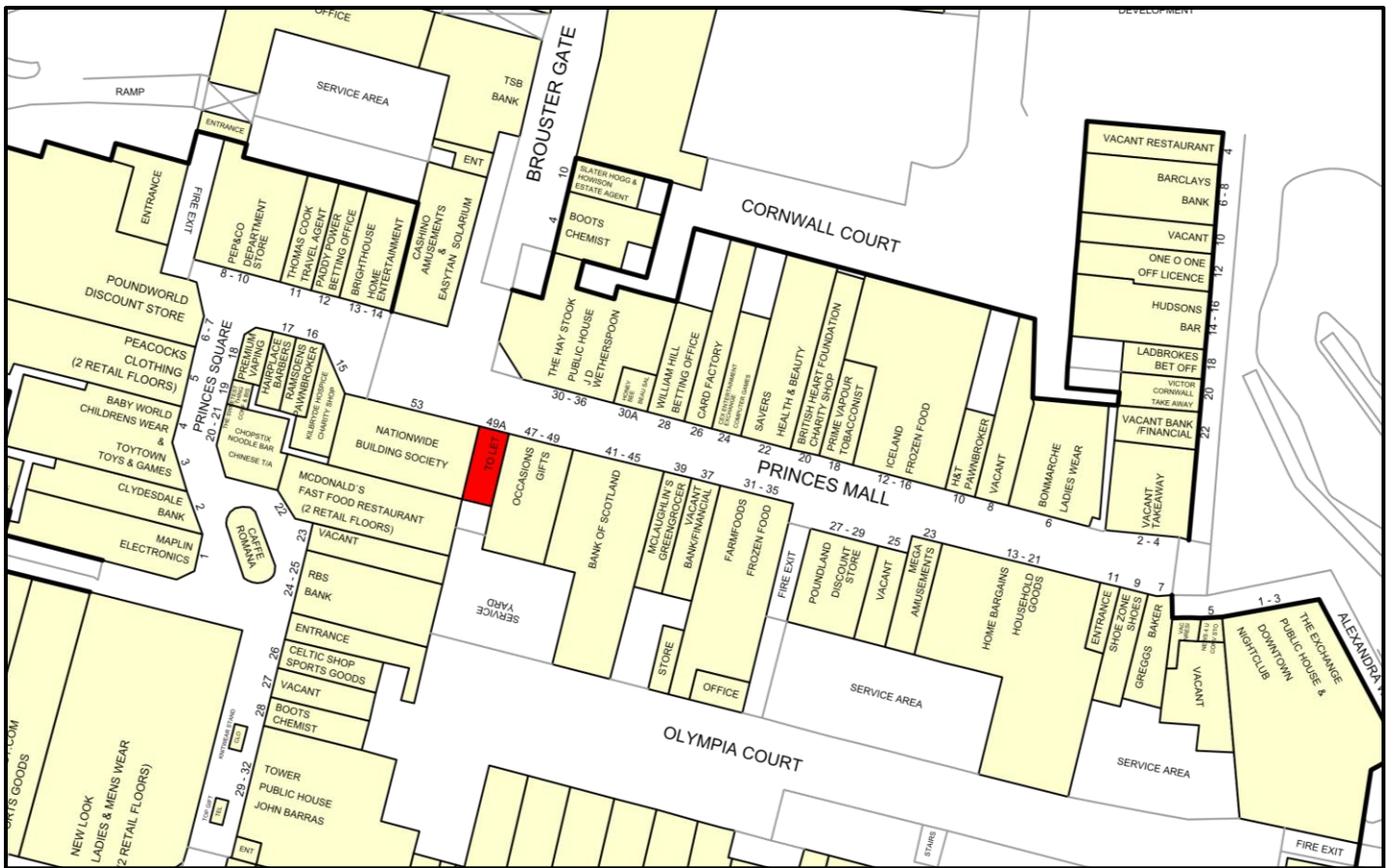




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**Reith  
Lambert**  
www.reithlambert.co.uk



Not to scale.

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