Reith Lambert Commercial Property Advisers

UNIT 2 HILLINGTON PARK RETAIL CENTRE GLASGOW G52 4LY

3,466 SQ FT (322.01 SQ M)

SUBWAY

Moode

• 100 free car parking spaces

TO LEI

THE FROZEN FOOD SPECIALISTS

- Located within Scotland's largest business park
- In close proximity to J26 of M8 Motorway
- Attractive incentives available
- Other key tenants include:



GREAT FOOD AT AMAZING

PRICES

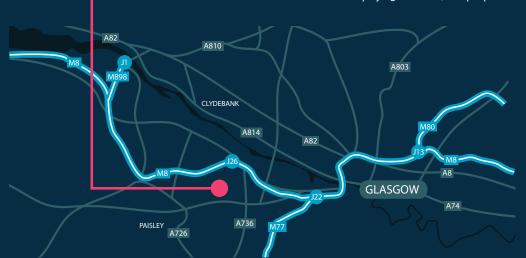
UNIT 1 NOW LET TO **farmfoods** OPENING SEPT 2020

UNIT 2 HILLINGTON PARK RETAIL CENTRE GLASGOW G52 4LY

LOCATION

Hillington Park is Scotland's largest and most established business park. Hillington is located at Junction 26 of the M8 motorway, 7 miles west of Glasgow City Centre, 2 miles east of Glasgow International Airport and less than a mile from intu Braehead shopping & leisure complex.

Unit 2 is located directly adjacent to the recently upsized Farmfoods, who now anchor Hillington Park Retail Centre. The scheme also includes Greggs, Subway and the Post Office and is surrounded by a number of other food operators and amenities. Hillington Park is home to over 500 businesses employing around 8,000 people.





ACCOMMODATION

The premises comprise a ground floor only unit extending to the following approximate net internal area:

| Hillington Park Retail Centre | | |
|-------------------------------|-------------|-------------|
| Unit 2 | 3,466 sq ft | 322.01 sq m |



UNIT 2 HILLINGTON PARK RETAIL CENTRE GLASGOW G52 4LY







RENT

£35,000 per annum exclusive.

SERVICE CHARGE

THE FROZEN FOOD

The current on account service charge for this unit is £6,759 per annum (£1.95 sq ft).

RATING

We are verbally informed by the Local Authority that the 2019/20 Rateable Value of the unit is as follows:

Rateable Value£29,500Commercial Rate Poundage£0.49(exclusive of water and sewerage rates)

LEGAL COSTS

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

EPC

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

VAT

All figures are quoted exclusive of VAT.

USE

Class 1 (Retail).

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the sole agents:



Richard Ford richard@reithlambert.co.uk 0141 225 5710

Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: August 2020.