

DRUMCHAPEL SHOPPING CENTRE

KINFAUNS DRIVE, GLASGOW G15 8NB

RETAIL / FAST FOOD / LEISURE

- 93,000 sq ft local community retail & leisure hub
- Extensive free car parking
- Ability to meet specific occupier size requirements
- Major new asset management initiatives scheduled
- Significant landlords improvements being undertaken to common areas
- Ongoing lease renewals & extensions progressing with existing tenants

ON THE INSTRUCTIONS OF

LCP



KEY TENANTS INCLUDE:



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DRUMCHAPEL is located some 6 miles north west of Glasgow city centre, having a resident population of c.15,000 people and an immediate catchment in excess of 115,000.

The shopping centre provides the core focal point for convenience and value led retailing within the local area, extending to 93,000 sq ft of retail, hot food and leisure floorspace and benefits from extensive free customer car parking.

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.

It is understood that in excess of 1,000 new residential units are earmarked for development in the Drumchapel area over the next few years. Further information can be supplied upon request.

OPPORTUNITIES

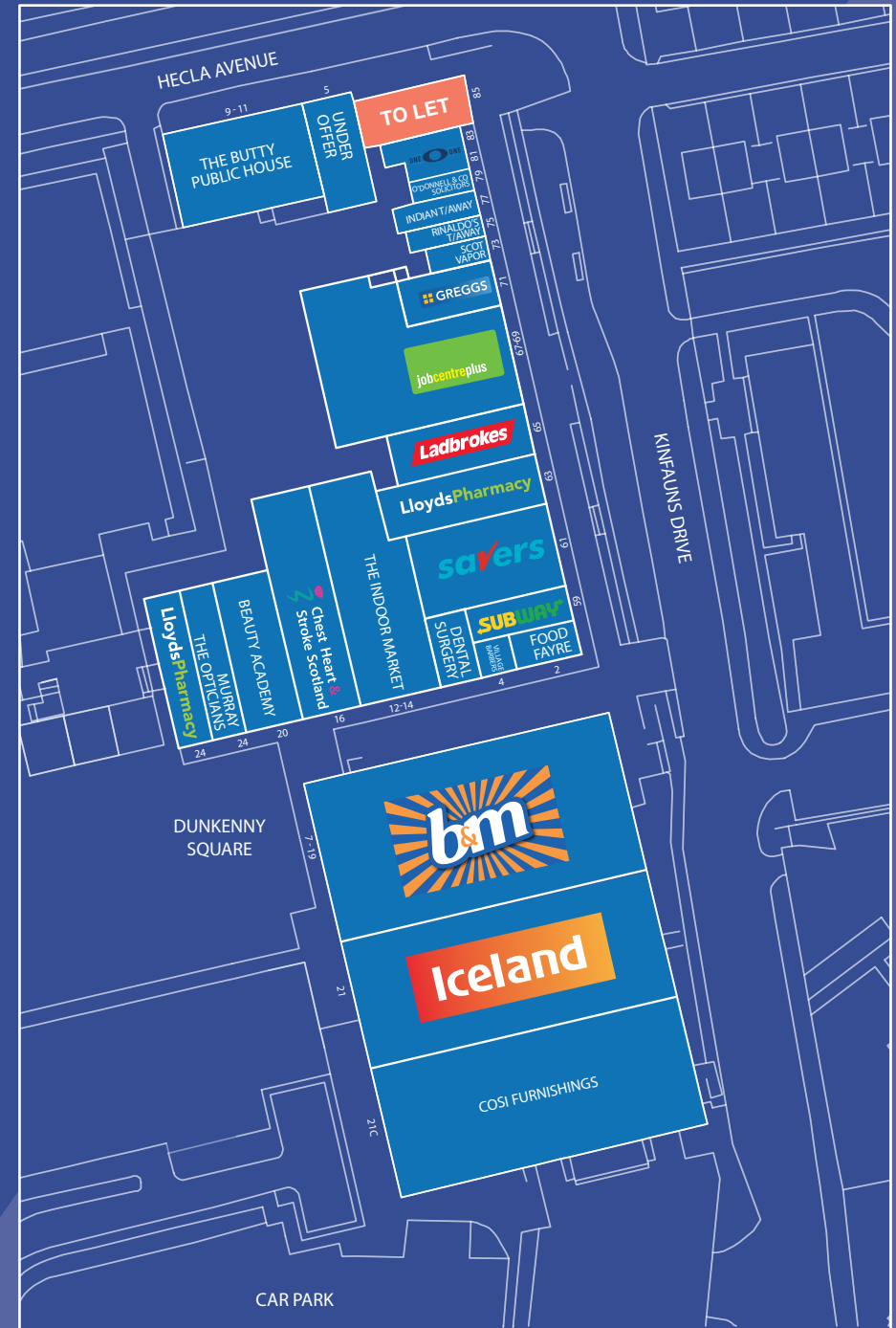
The following unit is available, subject to vacant possession:

UNIT	GROUND FLOOR	FIRST FLOOR	RV	SERVICE CHARGE	INSURANCE	QUOTING RENT
85	1,194 sq ft (111 sq m)	1,469 sq ft (136 sq m)	£27,500	£5,657	£1,059	£32,500

All figures quoted per annum and net of VAT.

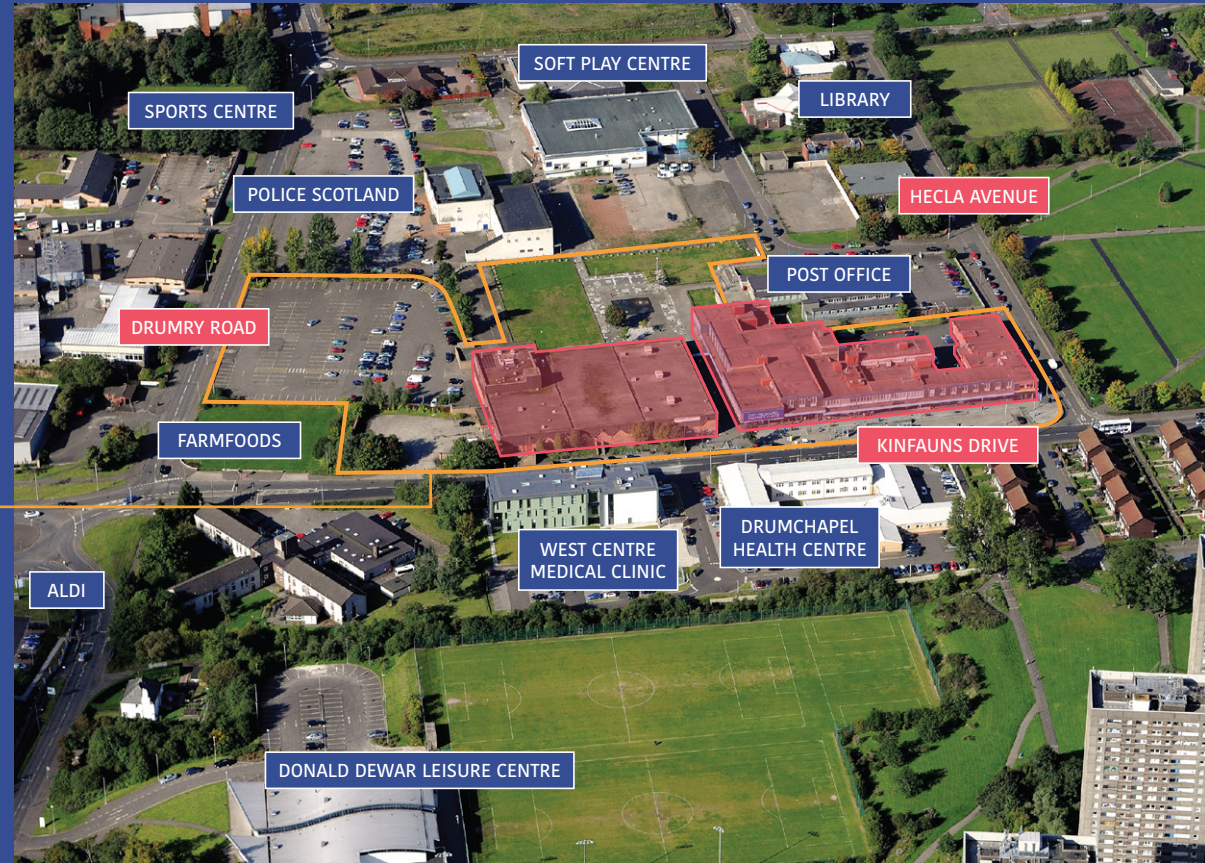
TERMS

Subject to vacant possession as appropriate, all units are available on new full repairing & insuring leases, subject to 5 yearly rent reviews.



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USE

All units are Class 1A (Retail) unless stated otherwise.

ENQUIRIES

Viewing & further information available via the sole letting agent.

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