



PRIME RETAIL CENTRE

SERVING GOVAN & THE NEIGHBOURING COMMUNITIES

- Scheme anchored by **home bargains** & **Iceland**
- 72 free car parking spaces
- Excellent public transport links



ON THE INSTRUCTION OF
LCP

Card Factory

Ladbrokes

savers

SUBWAY

cashconverters

farmfoods

GREGGS

poundstretcher



LOCATION

Govan Cross Shopping Centre is located within the heart of Govan, approximately 2.5 miles, 10 minutes drive, south-west of Glasgow City Centre.

The surrounding area has and continues to benefit from significant investment in both residential and public areas, with in excess of 400 new homes planned in the next 3 years, and the scheme itself lies directly adjacent to the recently refurbished bus and subway stations.

The shopping centre extends to approximately 65,000 sq ft and comprises 21 shop units which dominates the retail provision within the area.

NEW RIVER CLYDE BRIDGE

The catchment is anticipated to grow further upon completion of the £30M pedestrianised bridge linking Govan with the Riverside Museum at Partick on the north side of the Clyde.





Shopping Centre Car Park

72 car parking spaces



Govan Cross Bus & Subway Station

AVAILABLE NOW

UNIT	AREA	SERVICE CHARGE (per annum)	RATEABLE VALUE	QUOTING RENT (per annum)
2*	1,322 sq ft (122.82 sq m)	£5,418	£15,600	£18,500
16	765 sq ft (71.07 sq m)	£3,138	£10,700	£15,500

* HOT FOOD TAKEAWAY CONSENT SECURED

AVAILABLE SUBJECT TO VACANT POSSESSION

UNIT	AREA	SERVICE CHARGE (per annum)	RATEABLE VALUE	QUOTING RENT (per annum)
18	2,342 sq ft (217.58 sq m)	£11,491	£27,000	£23,500



GOVANCROSS.COM

LEGAL COSTS

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

TERMS

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

EPC

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

VAT

All figures are quoted exclusive of VAT.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:



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