

KNIGHTSWOOD SHOPPING CENTRE

ANNIESLAND ROAD, GLASGOW G14 0YU

# Knightswood

*SERVING KNIGHTSWOOD AND THE NEIGHBOURING COMMUNITIES*



# Busy retail parade, with a large local catchment.

Knightswood is a densely populated residential suburb of Glasgow situated on the north bank of the River Clyde some 5.5 miles west of Glasgow City Centre and less than 9 miles from Glasgow International Airport.

The centre benefits from excellent communication links via the A814 (Dumbarton Road) linking with the city centre to the east and Clydebank to the west. The A739 is also located nearby which provides access via the Clyde Tunnel to the south of the River and onto the M8 motorway which links in to all local and national road networks.

Rail and bus services are located nearby at Scotstounhill and Garscadden Rail Stations and Anniesland Road.



# Strong tenant lineup.



## Current Availability

Unit	Area	Service Charge (per annum)	Insurance (per annum)	Rateable Value	Quoting Rent (per annum)
736	1,020 sq ft (94.8 sq m)	£925	£308	£19,800	£22,000
740	1,035 sq ft (96.2 sq m)	£939	£313	£20,250	£22,500
750	1,070 sq ft (99.41 sq m)	£795	£323	£19,800	£22,500
758*	1,090 sq ft (101.27 sq m)	£988	£329	£19,800	£23,500



\* Units benefit from Class 3 (Hot Food Takeaway) planning consent.



## Further Information

Viewing strictly by appointment via the joint agents:

**Reith  
Lambert**  
Commercial Property Advisers

**Richard Ford**  
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**HSA** RETAIL

**Ross Allardice**  
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Reith Lambert LLP/HSA Retail 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 respect thereof, of which prospective 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 2024.

## 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.

