

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)
722-724*	1,962 sq ft (182.3 sq m)	£1,820	£746	£36,000	£42,500

\* Subject to the appropriate consents, the unit can be split into 2 units of approximately 980 sq ft (91.1 sq m) for which a rent of £22,500 per annum exclusive is sought for each



# Unit 722-724 Knightswood Shopping Centre



**Available from April 2025**



## 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:

**Reith  
Lambert**  
Commercial Property Advisers

**Richard Ford**  
07834 791163  
richard@reithlambert.co.uk

**HSA** RETAIL

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