



TO LET

Winter Gardens, Silverburn Glasgow G53 6AF

-  STRICTLY PRIVATE & CONFIDENTIAL
-  Prominent licenced restaurant
-  3,606 sq ft
-  Lease expires February 2036

Location

The city of Glasgow has a population of around 650,000 persons and is estimated to serve a wider catchment of approximately 2,500,000 people. The city is home to several Universities and higher education institutions with a full time student population in excess of 50,000 people.

Silverburn Shopping Centre is strategically located and easily accessible by car and public transport, located less than 5 miles west of Glasgow city centre accessed off Junction 2 of the M77 motorway. It is one of the largest shopping centres in the UK with in excess of 1,000,000 sq ft of retail and leisure space and circa 4,500 free car parking spaces. The centre caters for a wide catchment including Ayrshire, Newton Mearns, Clarkston, Giffnock and Barrhead together with the general Glasgow conurbation and is anchored by **Marks & Spencers, Tesco Extra** and **Debenhams** with other retailers represented including **H&M, JD, Schuh, Boots, Next Zara, New Look, River Island, Top Shop, Argos** and **Hobbs**.

The centre was extended recently to include a new and enlarged leisure offer in the extended Winter Gardens to include a 14 screen **Cineworld, Pure Gym** plus restaurants **Five Guys, TGIF, Zizzi, Tony Macaroni, Cosmo** and **Thaikhun** to add to the existing offers provided by **Wagamama, Nandos** and **Pizza Hut**.

Accommodation

The unit is arranged over ground floor and extends to the following approximate gross internal floor areas:

Ground Floor	3,606 sq ft	(335 sq m)
--------------	-------------	------------

Lease

The subjects are currently held by way of a full repairing and insuring lease expiring February 2036 at a passing rental of £124,705 per annum exclusive subject to review in February 2021 and 5 yearly thereafter.

Planning

The unit currently trades as a restaurant falling under Class 3 within the Town & Country Use Classes (Scotland) Order 1997.

Price

Premium offers for the benefit of our client's leasehold interest are sought.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£112,900**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2019/20 of **£58,256**.

Energy Performance Certificate

EPC Rating = to be assessed.

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing/Further Information

As staff are unaware, please contact Eric Lindgren for full further details of the unit and if sufficiently interested to view please note all viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.