

XSITE

TO LET

Unit 25b, XSITE
Braehead PA4 8XQ

- ▶ Shell unit on the upper level leisure hub
- ▶ Adjacent to a 12 screen Odeon Cinema, Scotland's only indoor ski slope, Fun Station, Gravity and Paradise Island Adventure Golf
- ▶ Within Scotland's premier leisure destination and a regional centre
- ▶ Over 2 million people within a 40 minute drive time



LOCATION

XSITE is located next door to Braehead Shopping Centre and Retail Park, **Dobbies, IKEA** and **Decathlon**. It is just 5 miles to the west of Glasgow which is ranked number 2 in CACI's Great British Centres on an annual comparison spend.

The unit itself is located at ground floor level in the main restaurant hub with neighbours including **Nando's, Five Guys, Frankie & Benny's, TGI Fridays, Harvester**, a 22 lane **Tenpin** bowling centre, **Pizza Express, Gravity**, a 12 screen **Odeon Cinema, Snow Zone** (Scotland's only indoor ski slope), an 18 indoor hole **Paradise Island Adventure Golf Centre, Climbzone, JD Wetherspoons, Fun Station** and various other bars and restaurants.

ACCOMMODATION

The unit comprises a partially fitted restaurant and extends to the following approximate net internal floor area:

| | | |
|---------------------|--------------------|------------------|
| GROUND FLOOR | 3,380 SQ FT | 317.7SQ M |
|---------------------|--------------------|------------------|

However, the unit may be combined with the adjacent unit to produce a total area of 6,743 sq ft (626.4 sq m)

LEASE

The subjects are available on the basis of a new full repairing and insuring lease.

RENT

On application.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£31,000**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£15,438**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = Available on request.

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

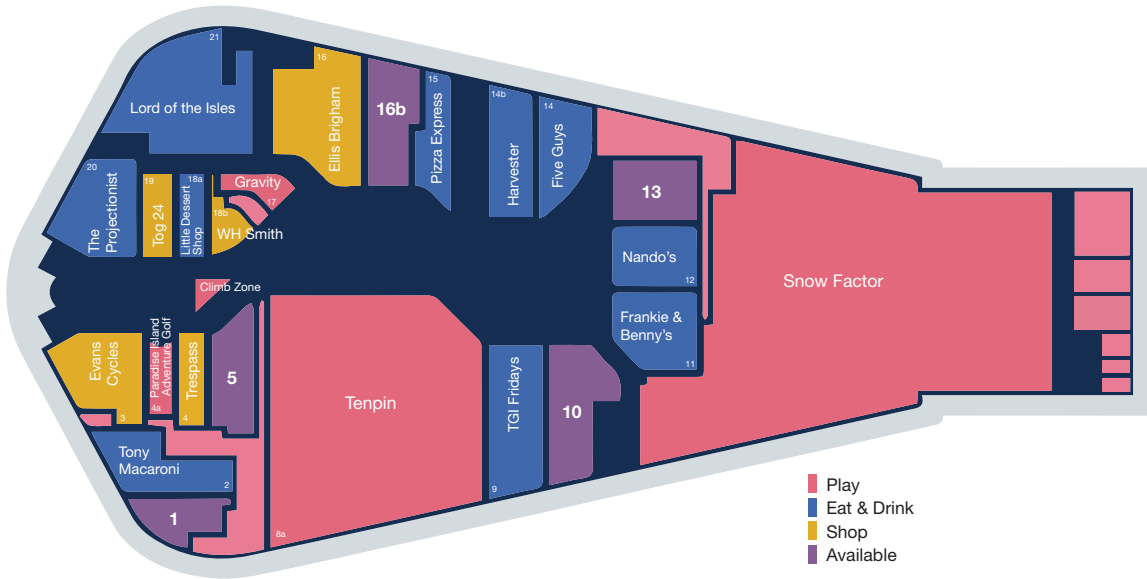
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

TO LET

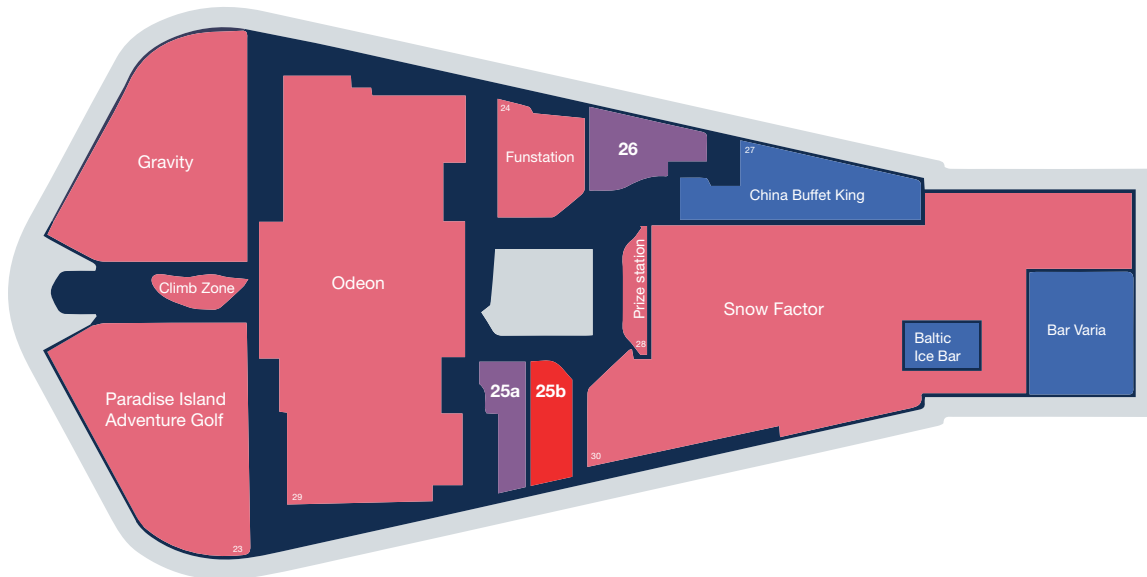
Unit 25b, XSITE
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Lower floor



Upper floor



GET IN TOUCH



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