

**LOCATION:**

Centre West is the principal fashion destination within East Kilbride Shopping Centre, Scotland's largest undercover shopping and leisure destination. The Centre is anchored by Debenhams, Marks & Spencer, Sainsbury's, Primark and Odeon. Other key retailers include Topshop, Top Man, Miss Selfridge, H&M, Zara, HMV, Waterstones, River Island and Boots.

The unit is in the prime catering location, situated between Subway and KFC, while other nearby operators include Oriental, Pizza Hut, Spudulike and Zucca.

**ACCOMMODATION:**

The premises are arranged over one level and have the following approximate areas:-

First Floor	257.6 sq m (2,773 sq ft)
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The above areas are approximate and should be verified by any interested party.

**TENURE:**

New lease for a term to be agreed.

**QUOTING RENT:**

£37,000 per annum

**RATES:**

The local Assessors Department advises that the property has the Rateable Value of £51,000. Estimated rates payable for 2016/17 are £26,010 pa based on a rate poundage of £0.51. All interested parties should make their own enquiries to the local Assessors Department to confirm the above figure.

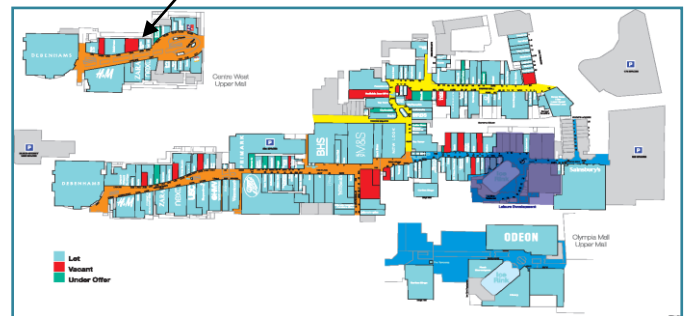
**SERVICE CHARGE & EPC RATING:**

Service charge payable for 2015/16 is £22,696. Full EPC report available on request.

**LEGAL COSTS:**

Each party will be responsible for their own legal costs incurred in the transaction and the in-going tenant is responsible for any Land & Building Transaction Tax (LBTT), VAT and registration dues.

**Unit CL1A Centre West  
East Kilbride Shopping Centre  
"Subject to Vacant Possession"**



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