RETAIL UNIT - TO LET

UNIT LR4A CENTRE WEST

EAST KILBRIDE SHOPPING CENTRE G74 1LL

MORE THAN SHOPPING

LOCATION

East Kilbride Shopping Centre is Scotland's largest covered retail and leisure destination. The centre benefits from footfall of over 15 million and is anchored by Marks & Spencer, Debenhams, Primark and Odeon Luxe. Other key retailers include H&M, Zara, Topshop and JD.

The subject unit is located in a prime position within the mall adjacent to Office Shoes and in close proximity to **Clarks** and **Debenhams**.

ACCOMMODATION

The premises are arranged over ground floor only and has the following approximate area:

Ground Floor: 213.58 sq m (2,299 sq ft)

The above areas are approximate and should be verified by any interested party.

TENURE

New lease for a term to be agreed.

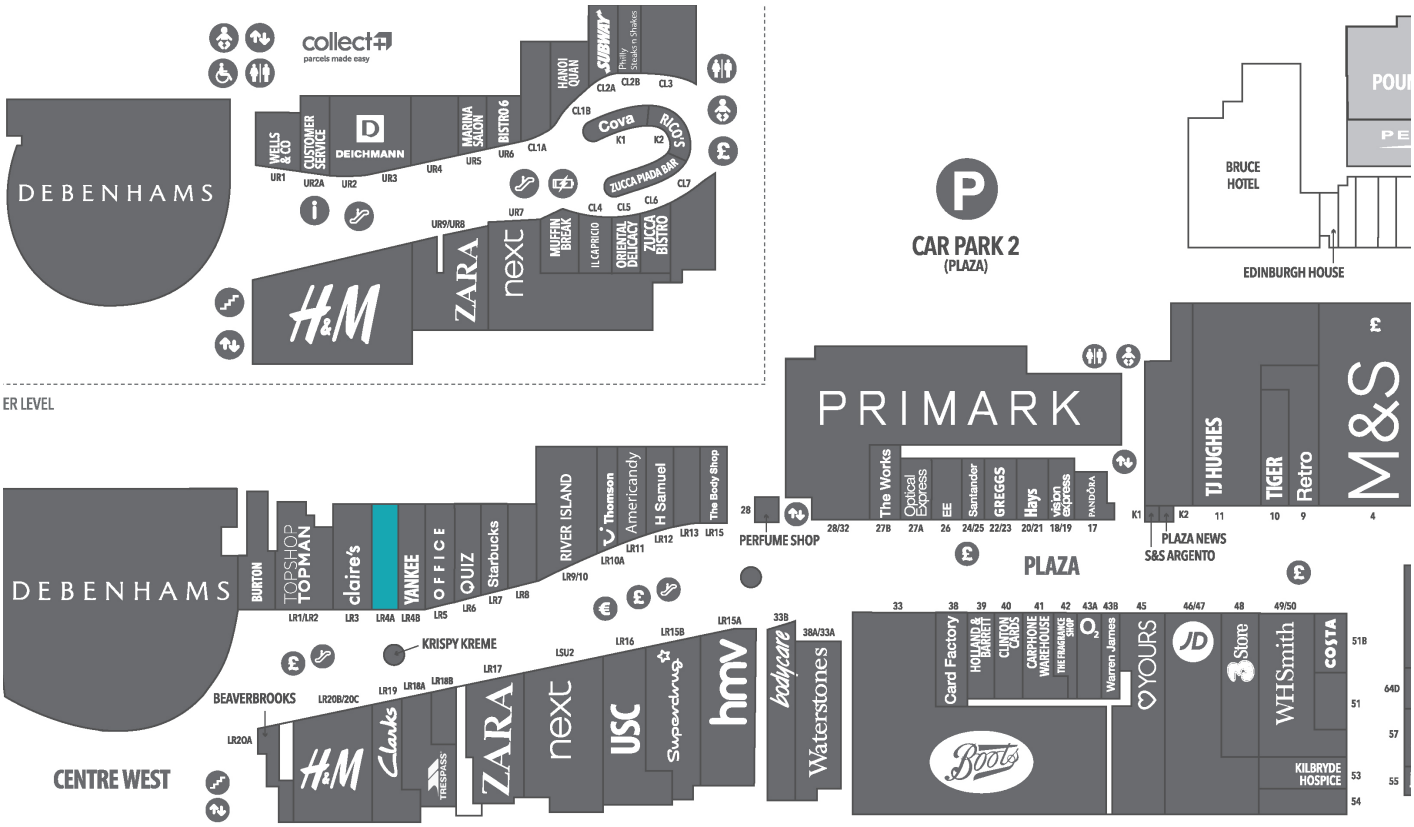
QUOTING RENT

Further details upon request.

RATES

The local Assessors Department advises that the Rateable Value for April 2017 is £43,750. Estimated rates payable for 2021/22 are £21,438 pa based on a rate poundage of £0.49. All interested parties should make their own enquiries to the local Assessors Department to confirm the above figure.

ek East Kilbride



SERVICE CHARGE

Service charge payable for 2019/20 is £19,544 per annum.

EPC

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.

Savills / Orinsen for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) no person in the employment of Savills / Orinsen, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property. April 2020

FURTHER INFORMATION

If you would like to know more about the exciting opportunities available at East Kilbride Shopping Centre, please contact:

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