

All change at Anniesland Retail Park

Glasgow G13 1HU



New 25,500 sq ft
Supermarket
now open



Excellent Opportunity
Unrestricted / Open A1 (Food)

UNIT C1 - TO LET
3,430 sq ft (318.69 sq m)

Capable of Sub-Division

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GARTNAVEL GENERAL HOSPITAL

GLASGOW CLYDE COLLEGE

GREAT WESTERN ROAD

ANNIESLAND
RAILWAY STATION

LIDL

THE GYM

DOMINO'S PIZZA

COSTA COFFEE

MORRISONS

MORRISONS FILLING STATION

CROW ROAD

THE HIGH SCHOOL
OF GLASGOW

A739 BEARSDEN ROAD



All change at Anniesland

Retail Park



A long term lease has been agreed with Lidl on a new 25,500 sq ft supermarket (combining units A & B). Now open and trading.



The new Lidl store complements the upgrade of the retail warehouse frontages and the Costa Coffee Drive-Thru.



Unit C1 - provides an excellent opportunity to trade alongside Lidl, The Gym Group and Costa Coffee.

All within 20 mins drive time



597,000 Residential population



£2.2BN Non-grocery spend



50% of households are ABC1s (9% above Scotland's average)



Annual expenditure clothing & footwear £528M Household goods £510M (Source: FSP)

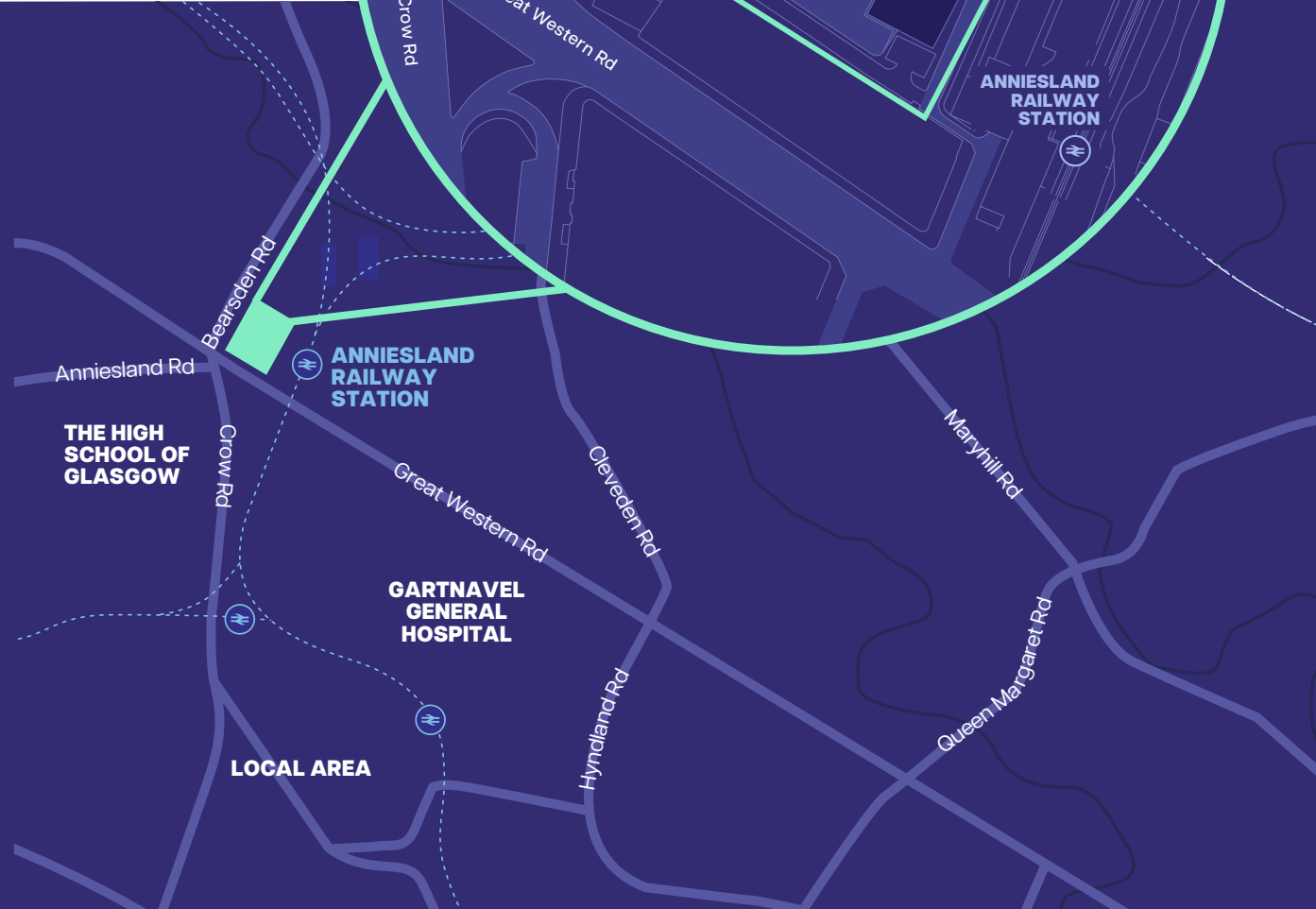


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Location

Anniesland Retail Park is situated approximately 3 miles north west of Glasgow city centre on the A82. The Retail Park is immediately adjacent to Anniesland Cross, one of the busiest arterial junctions within Glasgow. The Cross is the main intersection for traffic flow east/west on the A82 (city centre to west end) and also the A739 (Crow Road/Bearsden Road) north/south which links with the Clyde Tunnel and the M8.



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Description

Anniesland Retail Park comprises a modern purpose-built retail park within an affluent catchment. In addition to the new 25,500 sq ft Lidl store, other occupiers include Costa Coffee Drive-Thru, The Gym Group, an 80,000 sq ft Morrisons supermarket and PFS.

There is ample customer car parking to the Retail Park with approximately 156 dedicated spaces, providing a strong ratio of 1:240 sq ft. Morrisons benefit from their own extensive car park, which lies immediately adjacent.

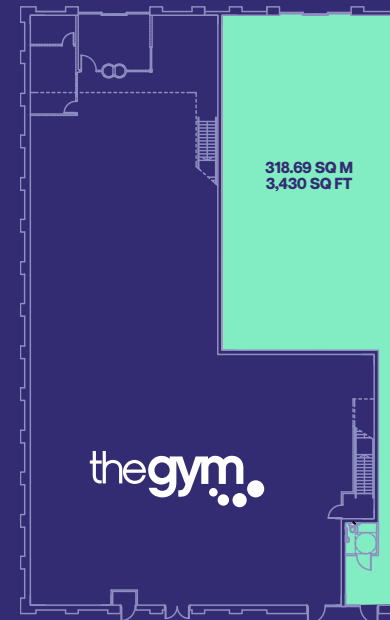
Unit C1, forms part of the retail warehouse parade and offers clear eaves height to haunch of 6m. Servicing is via the rear service yard and benefits from separate vehicle access via Foulis Street / Crow Road.

Unit C1 comprises GIA - 3,430 sq ft (318.69 sq m). The unit is capable of being sub-divided, as per indicative layout plan.

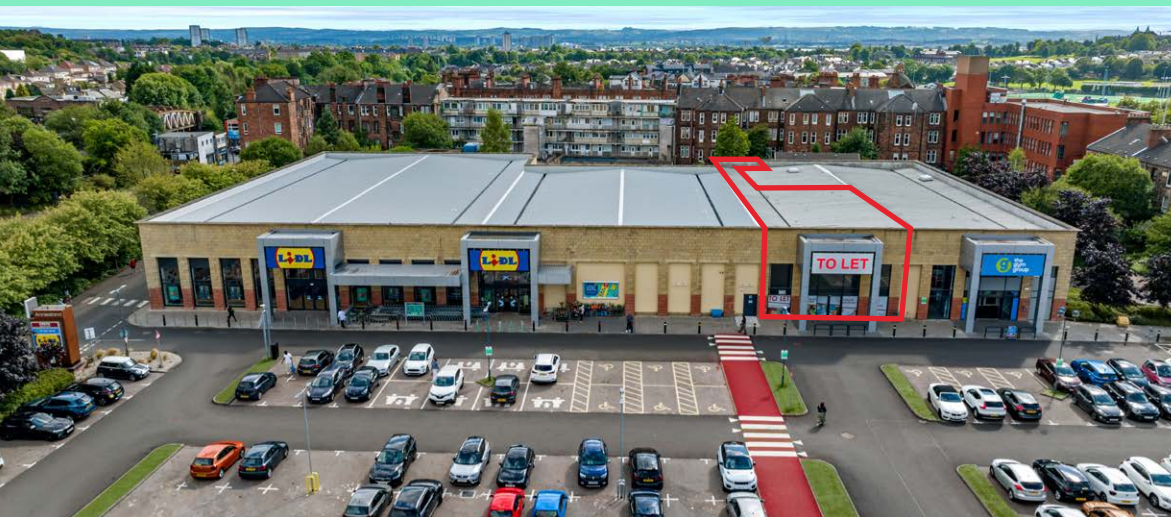


Floor Plans

Current Layout



Potential for Sub-Division



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Refurbishment / Upgrade Works

- Redevelopment to provide a new 25,500 sq ft Lidl supermarket
- Upgrade of retail frontages; incorporating full height glazing, entrance features and prominent signage
- Upgrade of Park's signage and landscaping
- Resurfacing of car parking
- Provision of EV charging points

Lease Terms & Rent

Available on a Full Repairing and Insuring lease(s). Rental terms are available upon request.

Service Charge

A proportionate service charge will be applicable. Information available on request.

Rateable Value

The current rateable value is £68,000, with rates payable of approx. £34,750.

Planning

Unit C1 benefits from Unrestricted Class 1 Retail (including Food) planning consent.

Mezzanine

A mezzanine level within the subject property is potentially available to the ingoing tenant(s).





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VAT & Legal Costs

All prices and costs indicated are quoted exclusive of VAT. Each party will bear their own legal costs incurred in documenting any letting and the ingoing tenant will be responsible for any Registration Fees and LBTT relating to the transaction.

EPC

Available on request.

Contact

For further information or to arrange a viewing, please contact the letting agents:

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