



PROPERTY CONSULTANTS

TO LET

EXCELLENT SHOPPING CENTRE UNIT



GLASGOW - UNIT 2, MARYHILL SHOPPING CENTRE, G20 9SH

- Rarely available retail unit in a popular shopping centre location.
- Located on the busy Maryhill Road.
- Anchored by Tesco Superstore.
- Adjacent occupiers include Greggs, Card Factory & Post Office.

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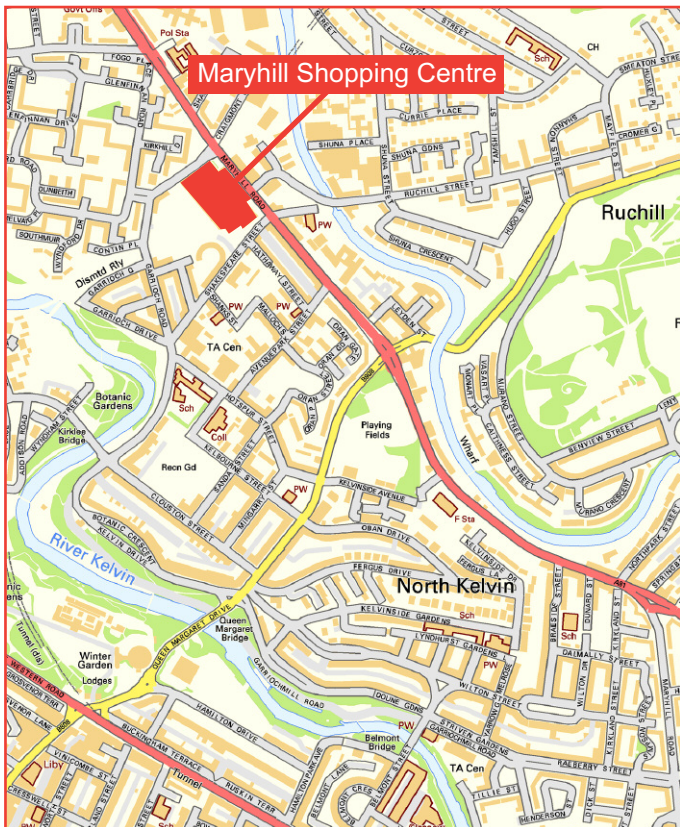
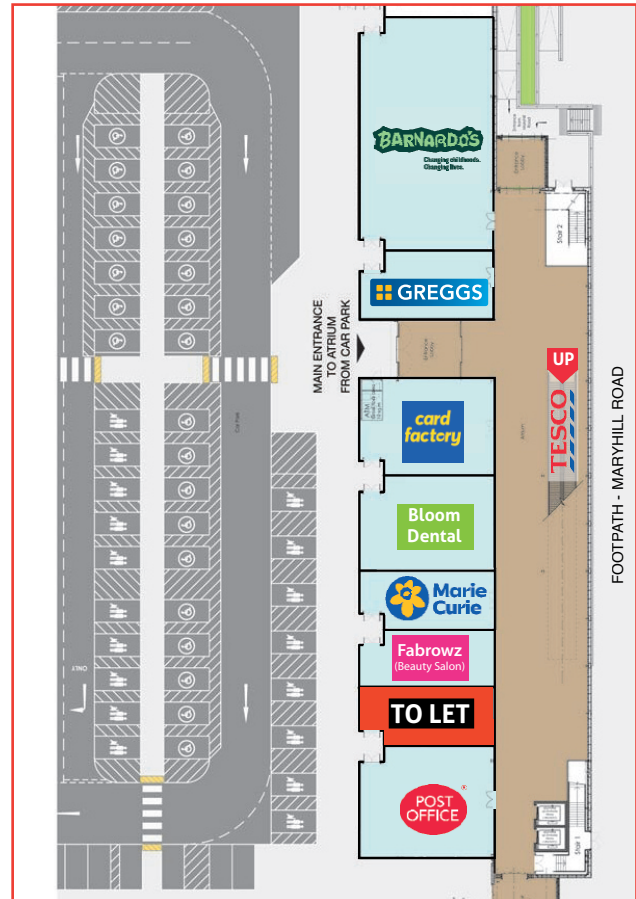


LOCATION

Maryhill Shopping Centre is located approximately 2 miles north of Glasgow city centre in a heavily populated area.

The Centre occupies a prominent location on Maryhill Road which is an extremely busy arterial route running through the north of the city. The shopping centre is well served by public transport and is also easily accessible by car. There are approximately 500 car parking spaces available.

The centre is anchored by a **Tesco Superstore**, and the subject property occupies an excellent location in the mall adjacent to **Post Office** and alongside other occupiers such as **Greggs**, **Card Factory**, **Marie Curie** and **Bloom Dental**.



DESCRIPTION

The subjects comprise a regular shaped retail unit accessed from the mall via double customer entrance doors. It also offers good window display options.

The unit is currently arranged in an office format with a front customer area, middle customer service section and rear staff and storage facilities incorporating an accessible toilet. There is a rear fire exit door leading to the customer car park. The dividing walls are non load bearing and could be removed to open up the entire shop.

The shop is nicely decorated and in good condition internally. It also benefits from a functioning alarm system.

We estimate that the property provides the following accommodation:

Internal Width	19'10"	6.04m
Shop Depth	46'5"	14.15m
Ground Floor	861sq.ft.	80.0sq.m.

RATING

We understand from the Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value - £18,600

Uniform Business Rate (2025/2026) - £0.498.

Rates Payable - approx. £9,263 per annum

*** An incoming tenant may qualify for partial rates relief via the Small Business Bonus Scheme and thereby be able to further reduce the rates payable. Interested parties are advised to verify this information themselves.*

TERMS

The property is currently held under a lease which expires on 1st March 2031. The passing rent is £22,000 per annum, and there is a rent review due with effect from March 2026. Full lease details are available on request.

Our clients are looking to assign the remainder of their lease to an interested party. Alternatively, a new lease may be available from the landlord.

OTHER COSTS

The property will be liable for an element of service charge relative to the common costs incurred in running and maintaining the shopping centre. Further details on application.

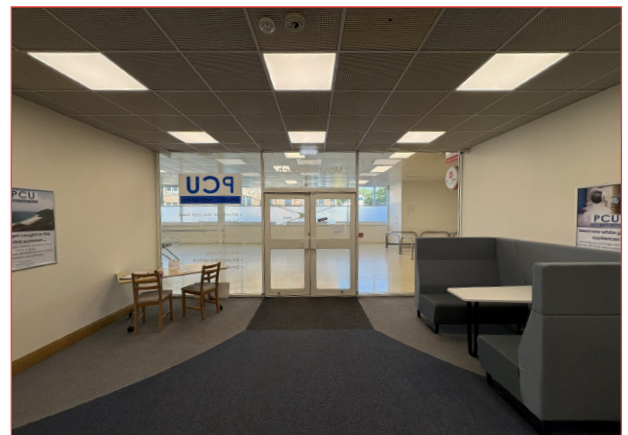
EPC

Available on request.

PLANNING

The current use of the property is for office purposes and therefore we understand it will benefit from Class 1A (Shops, Financial Professional and Other Services) planning consent; however, it may be equally suitable for alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning Department as regards both existing and alternative uses.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

An incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ENTRY

Further details on request.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

Stephen Innes,

Lambert Innes Property Consultants

Tel: 0141 248 5878

Email: stephen@lambertinnes.co.uk