

ON THE INSTRUCTIONS OF

★ PRET A MANGER ★

PRIVATE & CONFIDENTIAL  
STAFF UNAWARE

RETAIL/RESTAURANT UNIT

LEASE AVAILABLE/TO LET



**POD 1 GLASGOW FORT SHOPPING PARK  
401 PROVAN WALK, GLASGOW  
G34 9DY**

**JH CAMPBELL**  
PROPERTY CONSULTANTS

## LOCATION

Glasgow Fort Shopping & Leisure Park occupies an easily accessible and highly prominent location just off Junction 10 of the M8 motorway, 5 miles east of Glasgow City Centre.

The park is home to a wide range of popular high street names including Next, Superdry, Zara, Beaverbrooks, H&M, Lush, JD, Marks & Spencer etc. Arranged over one level and designed in an impressive horseshoe shape the park provides over 520,000sqft of retail and leisure floorspace and benefits from 2,500 free car parking spaces. Leisure & restaurant operators include Vue Cinema, Wagamama, Nando's, Chiquito, TGI Friday's, Starbucks etc.

## ACCOMMODATION

The premises comprise a stand alone oval shaped retail / restaurant unit situated in a prime central position within the park, providing the following approximate area:-

<b>GROUND FLOOR</b>	<b>233.74 SQM</b>	<b>2,516 SQFT</b>
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## LEASE TERMS

The subjects are held on a FRI lease expiring 6th July 2032, with 5 yearly rent reviews.

Our clients are offering either an assignation of their existing lease or a sub-lease, on terms to be agreed.

## RENT

**£115,000 per annum** exclusive of rates & service charge.

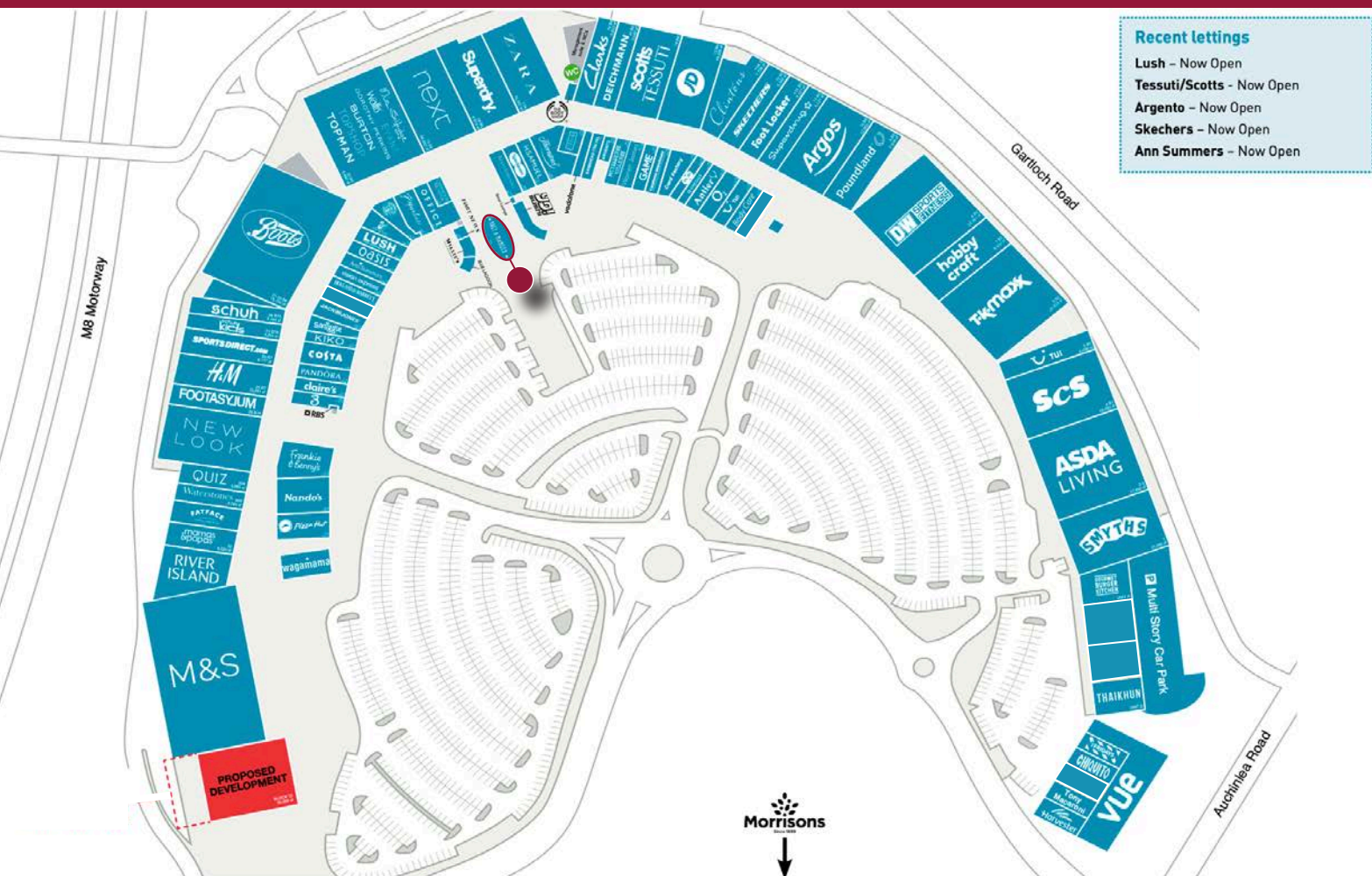
## RATES

Rateable Value: **£111,000** [25/08/2017]

Rates Payable: **£57,276**

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - G [Copy available on request].



## USE

We understand the premises currently benefit from Class 3 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

## VAT

All prices, rents etc are subject to VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

**\*Please note that staff are unaware and no direct contact should be made at the premises.**



## ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-

**JH CAMPBELL**  
PROPERTY CONSULTANTS

**0131 243 7288**  
[www.jhcampbell.net](http://www.jhcampbell.net)

**Jack Campbell**  
Email: [jack@jhcampbell.net](mailto:jack@jhcampbell.net)  
Mobile: 07801 852225

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