



TO LET

Unit 30 Forge Shopping Centre
Glasgow
G31 4EB



Retail Unit To Let

Rent: On Request

Ground Floor: 2,227 sq ft

Location

The subject property is located in The Forge Shopping centre which is just 2.5 miles East of Glasgow city centre and 2 miles South of the M8 which connects Edinburgh to Glasgow making it one of Scotland's key motorways. The property benefits from a central location in the centre giving it prime position. Nearby occupiers include **EE**, **Specsavers** and **Ramsdens**.

Accommodation

The premises are located on the ground and first floor of the shopping centre and comprise the following approximate net internal areas:

Ground Floor: **2,227 sq ft / 206.97 sqm**

First Floor: **875 sq ft / 81.31 sqm**

Total NIA: **3,102 sq ft / 288.29 sqm**

Rent

On request.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£18,800**

UBR (2023/24): **£0.498**

Rates Payable: **£9,362 pa**

Service Charge

The estimated service charge for this current financial year is **£18,153 pa**.

EPC Rating / Planning

EPC available on request. The premises benefit from **Class 1A** consent.

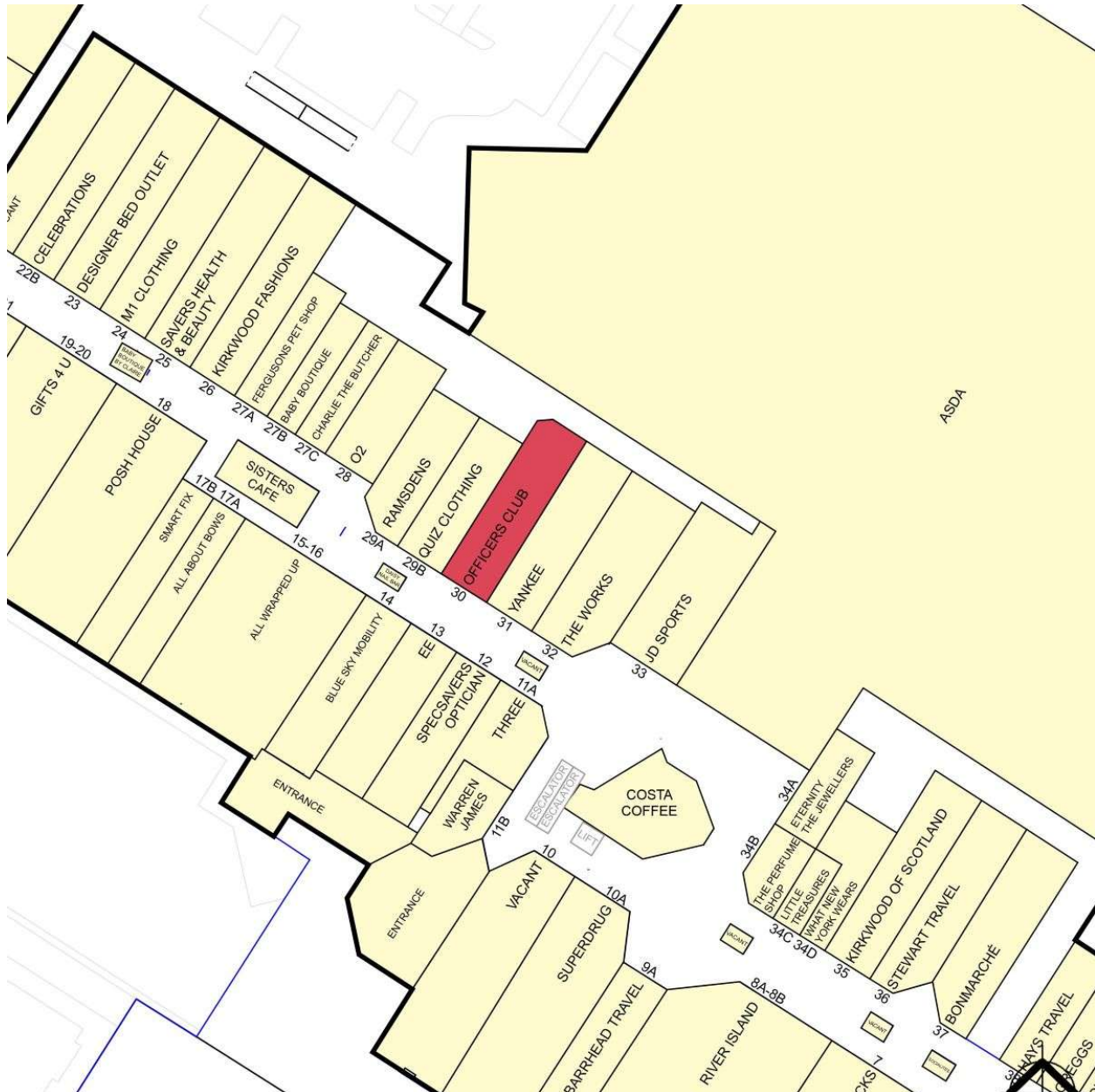
Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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Viewing strictly by appointment with ORINSEN

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