



TO LET

Unit 43 Forge Shopping Centre
Glasgow
G31 4EB



Retail Unit To Let

Rent: On Request

Ground Floor: 2,215 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 **Poundland**, **Bodycare** and **Card Factory**.

Accommodation

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

Ground Floor: **2,215 sq ft / 206 sqm**

Rent

On request.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£17,400**

UBR (2023/24): **£0.498**

Rates Payable: **£8,655 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.





Viewing strictly by appointment with ORINSEN

Anna Hansen
T. 0131 374 1111
M. 07717 411 668
E. ahansen@orinsen.com

Tom Forster
T. 0131 374 1111
M. 07919 920 126
E. tforster@orinsen.com

important notice

ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.