ORINSEN

FOR SPACES THAT WORK

RETAIL UNIT — TO LET

# UNIT 10 — THE FORGE SHOPPING CENTRE

PARKHEAD, GLASGOW G31 4EB

| RENT | FLOOR AREA | TENURE |
| --- | --- | --- |
| **On Application** | **3,240 sq ft** | **To Let** |
| Exclusive of VAT | 301.12 sqm · Ground Floor | New FRI Lease |

0131 374 1111

## 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 **Superdrug**, **Barrhead Travel** and **Costa Coffee**.

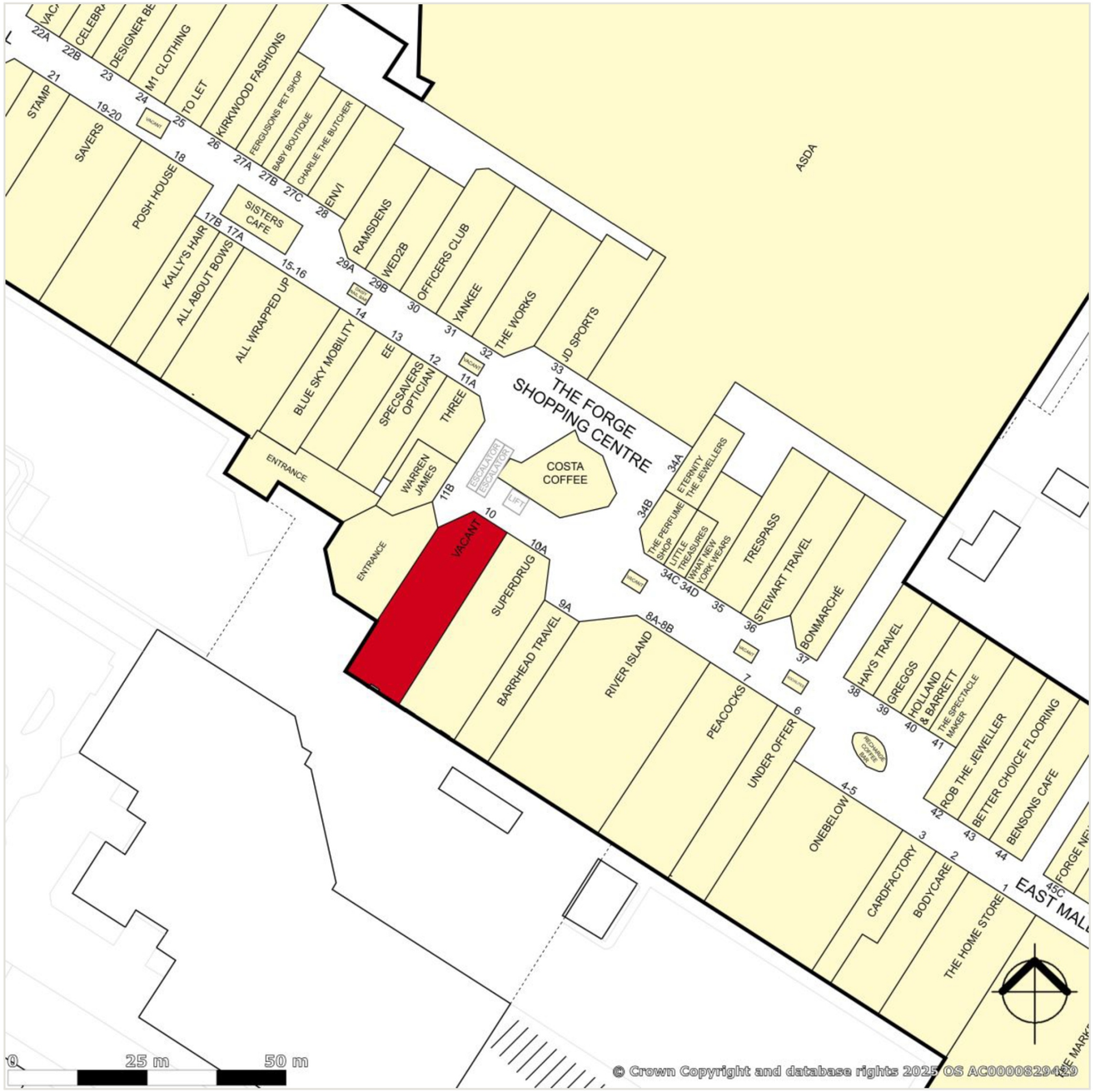
## DESCRIPTION

The premises are located on the ground floor of the shopping centre and comprise a regular-shaped retail unit with a glazed frontage onto the mall.

## FURTHER INFORMATION

| | |
|---|---|
| **ACCOMMODATION** | The premises are located on the ground floor of the shopping centre and comprise the following approximate net internal area: Ground Floor **3,240 sq ft (301.12 sqm)** |
| **LEASE** | The subjects are available by way of a new long term FRI lease. |
| **RENT** | On application. |
| **SERVICE CHARGE** | The estimated service charge for this financial year is **£28,368**. |
| **RATING** | Rateable Value £49,000 · UBR (2026/27) £0.481 · Rates payable **£23,569 pa**. |
| **EPC** | An EPC report is available on request. |
| **LEGAL COSTS** | Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon. |
| **ANTI-MONEY LAUNDERING** | To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time. |

# SITE PLAN




## VIEWING

Viewing strictly by appointment through ORINSEN.



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