

Glen & Co
Chartered Surveyors
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TO LET - LARGE RETAIL UNIT

UNIT 2 HILLINGTON PARK RETAIL CENTRE, GLASGOW G52 4LY

Ground Floor NIA 322 sq m (3,466 sq ft)

Rent: £26,000 per annum

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Location

Hillington Park is Scotland's first and largest industrial park, currently home to over 500 business and 8,000 employees. The Park lies 5 miles west of the city centre and the Retail Centre is easily accessible from Junction 26 of the M8.

This is a well-supported development that serves the surrounding commercial catchment with other occupiers including Greggs, Farmfoods, Betfred, Subway and a Post Office counter. Shops start opening at 6am and generally trade until around 8pm, well beyond the usual High Street offer.

For an interactive Google Streetview of the location **CLICK HERE**

Description

Sitting in the middle of the terrace, the unit is in shell condition ready to accept an incoming occupiers shop fitting works.

Formed over ground floor only, the double fronted unit is protected by electric roller security shutters and has fitted staff welfare facilities. A roller door provides easy access from the extensive service yard at the rear.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), we estimate the premises to extend to the following approximate floor areas:

Ground Floor:	
Net Internal Area:	322 sq m (3,466 sq ft)

Rating

The premises have a Draft Entry on the 2026 Valuation Roll:

SHOP - NAV/RV - £26,000

The Uniform Business Rate Poundage for 2026/27 is £0.481, giving rise to a Rates payable figure of £12,506 for the coming year.

Energy Performance Certificate

The subject property has an EPC rating of B.

Planning

The property has the benefit of Class 1 (Retail) Use. Please note there is a restrictive covenant prohibiting any form of convenience retail.

VAT

We understand the property has been elected for VAT purposes and VAT will therefore be charged on rent and other outgoings.

Terms

Our clients are offering the premises on the basis of a new full repairing and insuring lease of a minimum 5 years' duration at a commencing rental of £26,000 per annum.

Subject to status, an attractive incentive package is available as a contribution towards the initial shopfitting works.

Service Charge

The premises' occupier will be required to contribute to the upkeep of the wider Park, payable through an additional Service Charge. For further details of the 2026/27 liability, please contact us.

Legal Expenses

Each party to meet their own legal expenses incurred in connection with the transaction, the incoming occupier meeting the costs of any LBTT and Registration Dues that may be payable.

Entry

Immediately available on conclusion of missives. .

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

T: 0141 204 3255
M: 07766 026 747
E: david@glenandco.co.uk

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