LAMBERT INNES

PROPERTY CONSULTANTS

EXCELLENT SHOP IN POPULAR NEIGHBOURHOOD CENTRE

TO LET



GLASGOW, UNIT 9, BROOMHILL SQUARE SHOPPING CENTRE
18 NORBY ROAD G11 7BN

- Rarely available shop in popular neighbourhood Centre.
- Very busy location in the West End of Glasgow.
- Benefits from substantial free parking facilities.
- Anchored by a busy Co-op foodstore.
- Other occupiers in the centre include Greggs, Boots & Papa Johns Pizza.

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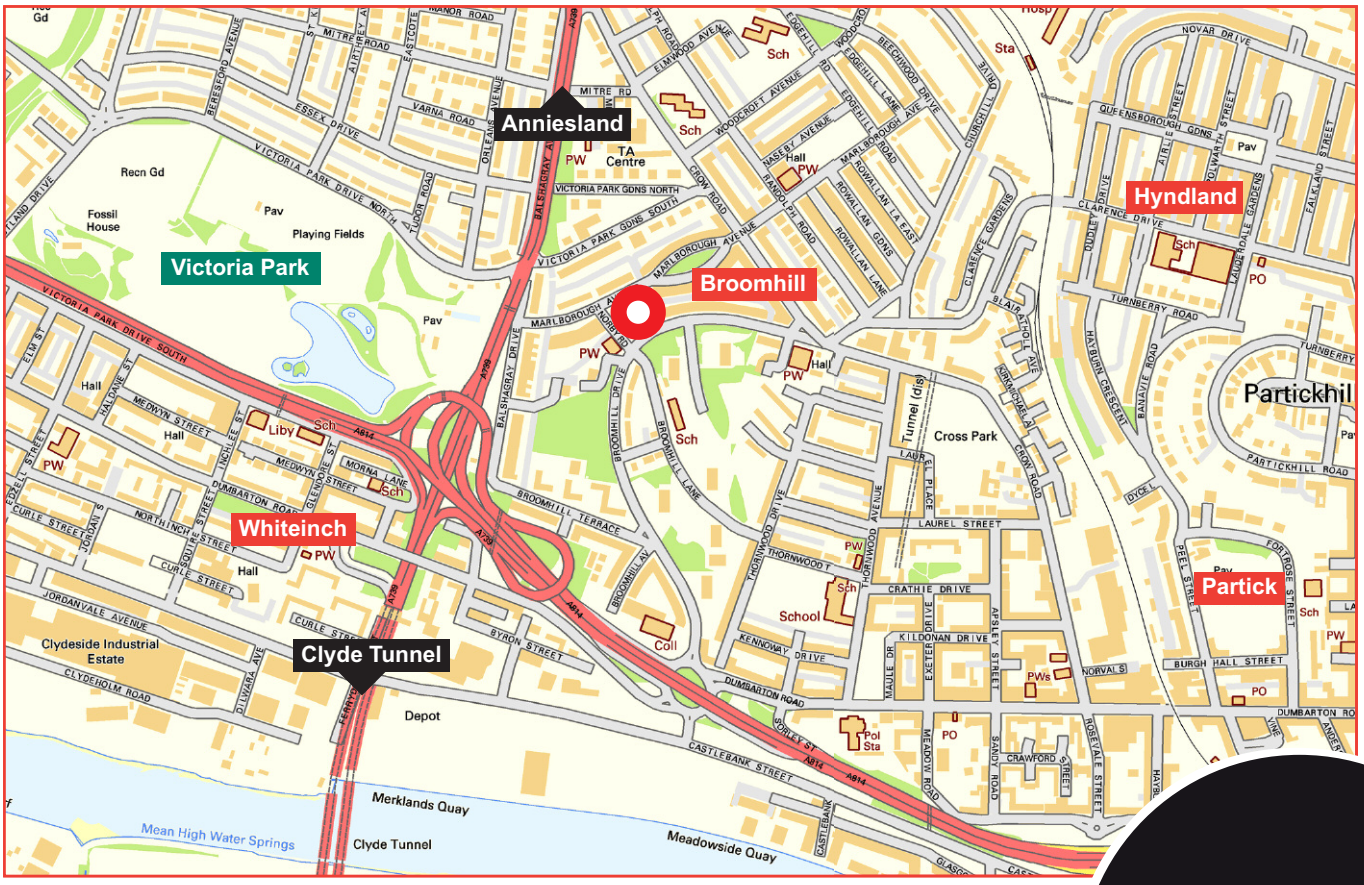
LOCATION

Broomhill Square Shopping Centre is a long-established and highly accessible shopping development situated within the affluent West End of Glasgow. It serves the densely populated residential communities of Broomhill, Hyndland, Jordanhill, Partick and other surrounding areas.

The Centre is prominently positioned on Broomhill Drive at its junction with Norby Road and is close to Crow Road, one of the principal arterial routes connecting various neighbourhoods in this part of the city.

The location is well served by public transport and benefits from substantial free customer parking making it extremely popular with car borne shoppers.

The Centre is anchored by a Co-op foodstore, and other occupiers include Greggs, Boots and Papa Johns. The centre also has a good catering offer increasing customer dwell time as well as a popular dental practice and laundrette which complete a strong and varied customer offering.



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DESCRIPTION

The property comprises a well-proportioned shop unit arranged over ground floor only.

The shop has an excellent glazed frontage with a single access door. There is a canopy above the shopfront providing protection from the elements. To the rear of the property a fire escape door leads to a communal loading area which can be used for deliveries.

Internally the shop provides a regular shaped unit offering an excellent sales area to the front and ancillary space to the rear providing storage, toilet & kitchen facilities.

We estimate that the property provides the following approximate accommodation:

Internal Width (front)	**16'5"**	**5.0m**
Ground Floor	**840sq.ft.**	**78sq.m.**

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value - £17,100.
Uniform Business Rate (2026/2027) - £0.481.

*** An ingoing tenant may qualify for partial rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information themselves.*

TERMS

The property is available on a long-term lease and rental offers in excess of £22,000 per annum are invited.

EPC

Available on request.

PLANNING

The current use of the property is a charity shop and therefore we understand it will benefit from Class 1A (Shops, Financial, Professional and Other Services) planning consent; however, it may be equally suitable for alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning Department as regards both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

An ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ENTRY

Early entry is available.







ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

Stephen Innes,
Lambert Innes Property Consultants
Tel: **0141 248 5878**
Email: **stephen@lambertinnes.co.uk**

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