

# The Point

Trade & Retail Park  
Port Dundas/Hamiltonhill • Glasgow

## To Let Unit 7

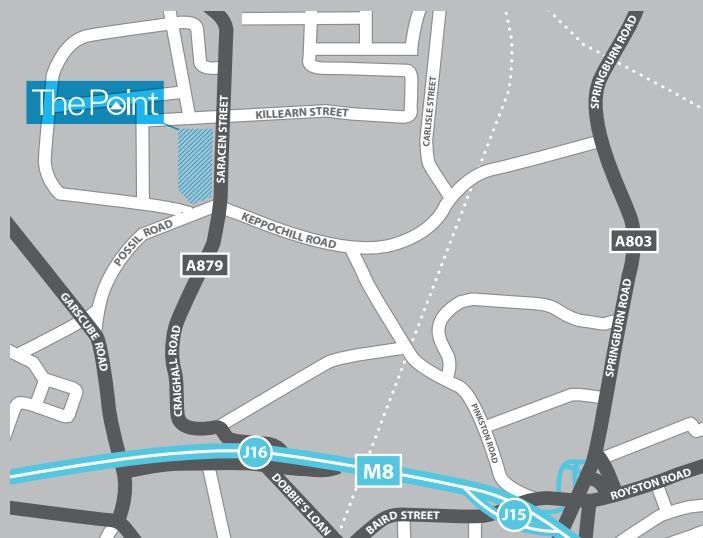
- Class 1 (Retail) & Trade Counter consents in place
- 10,464 sq ft in otherwise fully let parade
- CCTV, Floodlighting and 24-hour gated security entrance
- Communal on-site car parking
- 4.4m (14.43 ft) eaves



Glasgow is Scotland's largest city and benefits from an immediate population of around 660,000 and an estimated further shopping catchment in excess of 2 million.

The subjects occupy a prominent position within The Point, which offers modern retail warehouse and trade counter accommodation located just 1 mile north of Glasgow City Centre and minutes by car from Junction 16 of the M8 which is the main motorway servicing the central belt of Scotland.

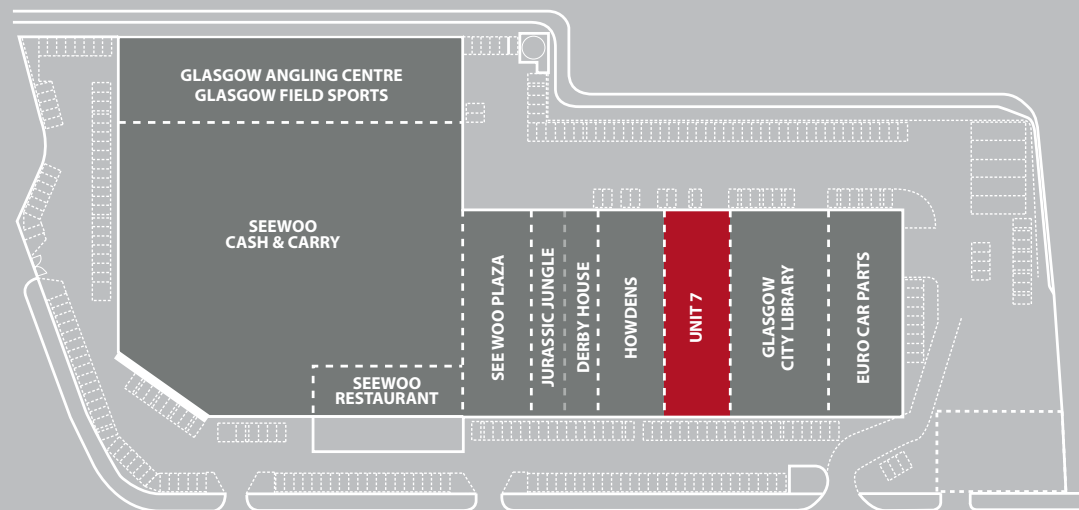
The Point benefits from being fully let apart from the subjects, with adjacent occupiers including Howdens Joinery and Euro Car Parts. Other occupiers include See Woo Restaurant and Chinese Wholesalers, Glasgow Angling Centre and Glasgow Reference Library.



## DESCRIPTION

The subjects comprise open plan retail / trade counter accommodation fitted for retail showroom use with the benefit of an installed suspended ceiling system incorporating recessed modern spotlights. The rear of the unit remains as a loading / storage area and has full height roller shutter access to the rear goods yard and a favorable eaves height of 4.4 metres. The unit can be returned to its developer's specification depending on incoming operators requirements.

## SITE PLAN



## ACCOMMODATION

We have undertaken a measurement survey and can confirm the following approximate gross internal areas:

Ground Floor            972 sq m (10,464 sq ft)

## PLANNING

We understand the subjects benefit from Class 1 (Retail) and trade counter consent. Interested parties are invited to make their own inquiries with the local Planning Authority.

## RATING

We have been verbally advised by the local assessors department that the rateable value for the property is £57,000 per annum.

## LEASE TERMS

The premises are available by way of a full insuring and repairing lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

## RENT

Offers in excess of £70,000 per annum exclusive are invited.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

**Culverwell**  
PROPERTY CONSULTANTS  
**0141 248 6611**  
[www.culverwell.co.uk](http://www.culverwell.co.uk)

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