

XSITE

TO LET

Unit 1, XSITE
Braehead PA4 8XQ

- ▶ Partially fitted restaurant
- ▶ External facing unit next to Tony Macaroni, adjacent to Trespass, Climbzone and Paradise Island Adventure Golf
- ▶ Scotland's premier leisure destination within a regional centre
- ▶ Over 2 million people within a 40 minute drive time



LOCATION

XSITE is located next door to Braehead Shopping Centre and Retail Park, **Dobbies**, **IKEA** and **Decathlon**. It is just 5 miles to the west of Glasgow which is ranked number 2 in CACI's Great British Centres on an annual comparison spend.

The unit itself is located at ground floor level in the main restaurant hub with neighbours including **Nando's**, **Five Guys**, **Frankie & Benny's**, **TGI Fridays**, **Harvester**, a 22 lane **Tenpin** bowling centre, **Pizza Express**, **Gravity**, a 12 screen **Odeon Cinema**, **Monterey Jack's**, an 18 indoor hole **Paradise Island Adventure Golf Centre**, **Climbzone**, **JD Wetherspoons**, **Fun Station** and various other bars and restaurants.

ACCOMMODATION

The unit comprises a partially fitted restaurant and extends to the following approximate net internal floor area:

GROUND FLOOR	2,459 SQ FT	228.5 SQ M
---------------------	--------------------	-------------------

LEASE

The subjects are available on the basis of a new full repairing and insuring lease.

RENT

On application.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£39,000**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£19,422**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the 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

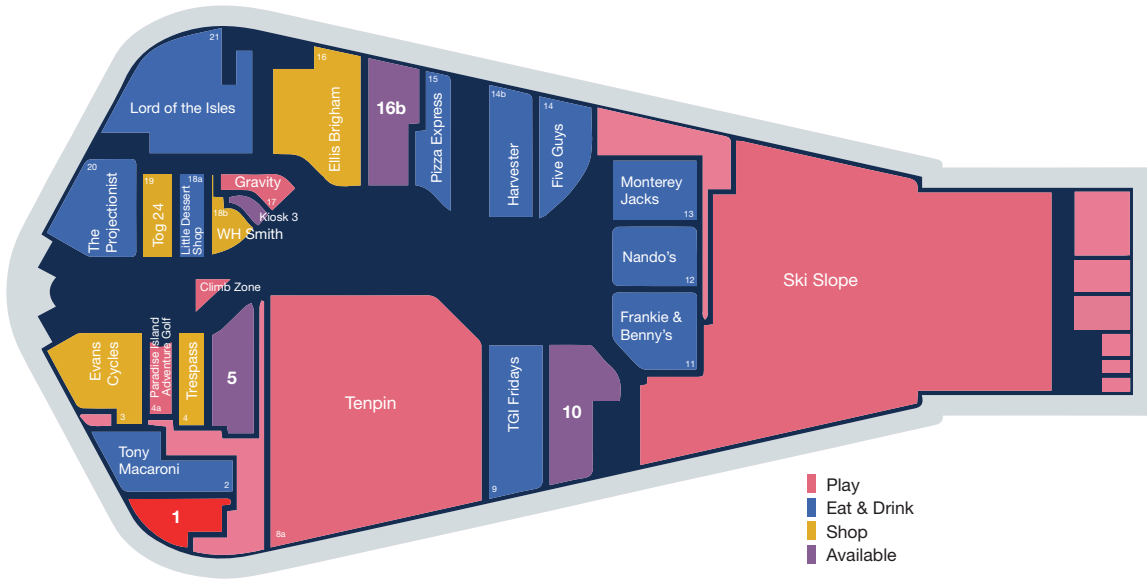
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

TO LET

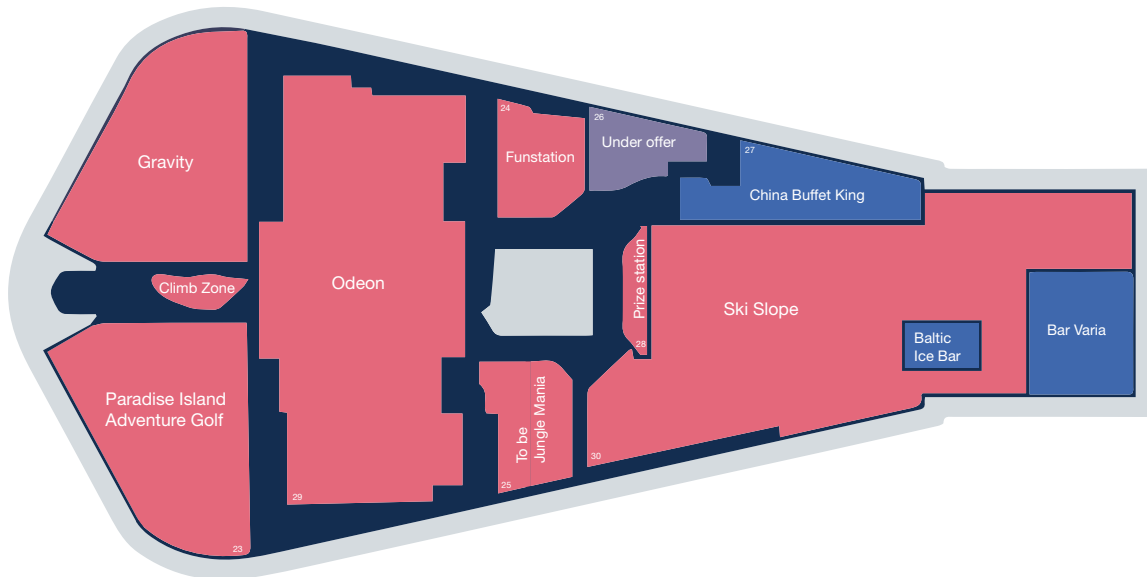
Unit 1, XSITE
Braehead PA4 8XQ



Lower floor



Upper floor



GET IN TOUCH



Eric Lindgren
elindgren@eyco.co.uk
07884 492 688
0131 558 5103



Simon Bashford
sbashford@eyco.co.uk
07799 891 273
0131 558 5118

EJL/DOC/GLW1762 - Date of publication: 1 May 2024

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) 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.