

**east  
kilbride**  
shopping at its centre

# See the Future

Retail for a new generation

## LOCATION:

Princes Mall is part of East Kilbride Shopping Centre, Scotland's largest undercover shopping and leisure destination. The Centre is anchored by Debenhams, Marks & Spencer, Sainsbury's, Primark and Odeon. The main entrance to Princes Mall is one of the busiest to the Centre, providing access from the East Kilbride bus station which serves 12,000 passengers each day. The unit is in a prime corner location. Nearby occupiers include H&T, Bon Marche, and Iceland.

## ACCOMMODATION:

The premises are arranged over ground floor level and have the following approximate area:

Ground Floor Sales	168.52 sqm (1,814 sq ft)
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The above areas are approximate and should be verified by any interested party.

## TENURE:

New lease for a term to be agreed.

## QUOTING RENT:

£42,000 per annum

## RATES:

The local Assessors Department advises that the property has the Rateable value of £92,500. Estimated rates payable for 2016/17 are £47,175 pa based on a rate poundage of £0.51. All interested parties should make their own enquiries to the local Assessors Department to confirm the above figure.

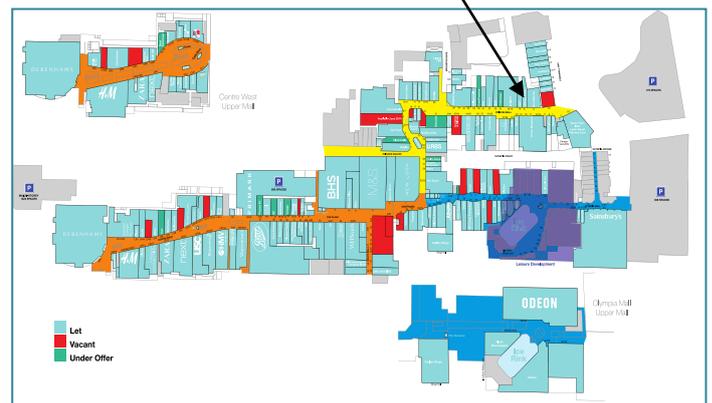
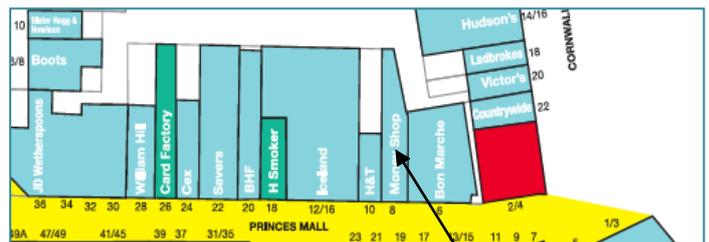
## SERVICE CHARGE & EPC RATING:

Service charge payable for 2015/16: £10,382 plus VAT. EPC available on request.

## LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction and the in-going tenant is responsible for any Land & Building Transaction Tax (LBTT), VAT and registration dues.

## Unit 8 Princes Mall East Kilbride Shopping Centre Subject to Vacant Possession



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