




## Retail Unit

# TO LET



-  Shop in retail parade adjacent to the busy Forge Market and opposite the new North East Hub health centre.
-  Free 450 space car park
-  Ground floor - 140.00 sq m (1,506 sq ft)

# Norman House, Duke Street, Glasgow



## Location

The subjects are located close to the junction of Shettleston Road and Duke Street in the Parkhead area of Glasgow, approximately 3 miles east of the city centre. Shettleston Road is a busy thoroughfare and forms part of the A89, one of the main arterial routes linking the East End of Glasgow to the city centre. The subjects are located opposite the Forge Shopping Centre, and adjacent to the Forge Market and new Health Hub, one of the UK's largest primary care developments which is currently under construction and due to open in 2024. A free customer car park is located to the rear.

## Description

The subjects comprise a ground floor retail unit within Norman House, a two storey building with established retail promenade at ground floor level and office accommodation above. The subjects are laid out as sales to the front with staff and toilet accommodation located to the rear. The subjects benefit from a rear service yard and direct access to a loading bay at the rear of the premises. Occupiers in the vicinity include Mecca Bingo, Ladbrokes and the Bank of Scotland as well as a wide variety of independent retailers nearby.

## Floor areas

Ground floor 140,00 sq m (1,506 sq ft)

## Energy Performance Certificate

Available upon request.

## Rent

Offers over £15,000 per annum exclusive.

## Lease terms

The subjects are available on a full repairing and insuring lease for a minimum of one year. Incentives available.

## Service charge

There is a service charge payable by the tenant for the upkeep and maintenance of the common parts.

## VAT

Prices are quoted exclusive of VAT (if applicable).

## Rateable value

£21,500 NAV/RV (currently subject to appeal)

## Legal costs

Each party to pay their own legal costs in connection with the transaction with the purchaser being responsible for any registration dues and stamp duty.

## Viewing and further information

Strictly by appointment with the sole agents

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