



## *New Retail Opportunities*

Located within Glasgow's community focused, vibrant and bustling south side suburb of Shawlands.



*Shawlands*

Shopping Centre

## Shawlands Shopping Centre.



Sainsbury's and Card Factory have newly arrived at the Centre and provide excellent draws to the Kilmarnock Road entrance.



“After a few years absence from Shawlands, Sainsbury's are delighted to be trading again in our new unit at the Shawlands Shopping Centre and see it as an area of excellent potential over the coming years given the strong local catchment.”

Jim Bishop, Sainsbury's



Big name retailers already in Shawlands.





An established community location.





Shawlands Shopping Centre is located right in the heart of Shawlands on the busy Kilmarnock and Pollockshaws road.

Surrounded by a wide range of shops, banks, eateries, bars and clubs, this area is a well established and affluent suburb on the south side of Glasgow.

The Centre itself has Sainsbury's, Card Factory, Boots, Jonathan James and Wetherspoons to name a few, however it would be complimented by other retailers to satisfy the hungry needs of those residents wanting to avoid the travel to town.

There are 866,849 people living within a 20 minute drive time radius around the Shawlands Shopping Centre.

The highest age bands represented within this resident population area are ages between 25-34.

The highest social grades of people are AB's & C1's. (C1 – Supervisory, cleric, junior management/ admin/professional. AB – Higher & intermediate management/ admin/professional).

# Space Currently Available

The shopping centre offers a range of unit sizes for immediate occupation and in some cases it should be noted that units can be combined to create larger footprints

Unit	Ground Floor	First Floor/Base(B)
D	1,592 sq ft (147 sq m)	1,006 sq ft (93.5 sq m)
I	3,097 sq ft (288 sq m)	2,644 sq ft (246 sq m)
L	626 sq ft (58 sq m)	-
M	605 sq ft (56 sq m)	-
N	675 sq ft (63 sq m)	-
VW	1,882 sq ft (174.8 sq m)	-
X	1,506 sq ft (139.9 sq m)	1,150 sq ft (106.8 sq m)
Y1	1,287 sq ft (119.3 sq m)	899 sq ft (83.3 sq m)(B)
Y2	1,272 sq ft (118 sq m)	937 sq ft (87 sq m)



# Current Site Plan



## New Opportunity

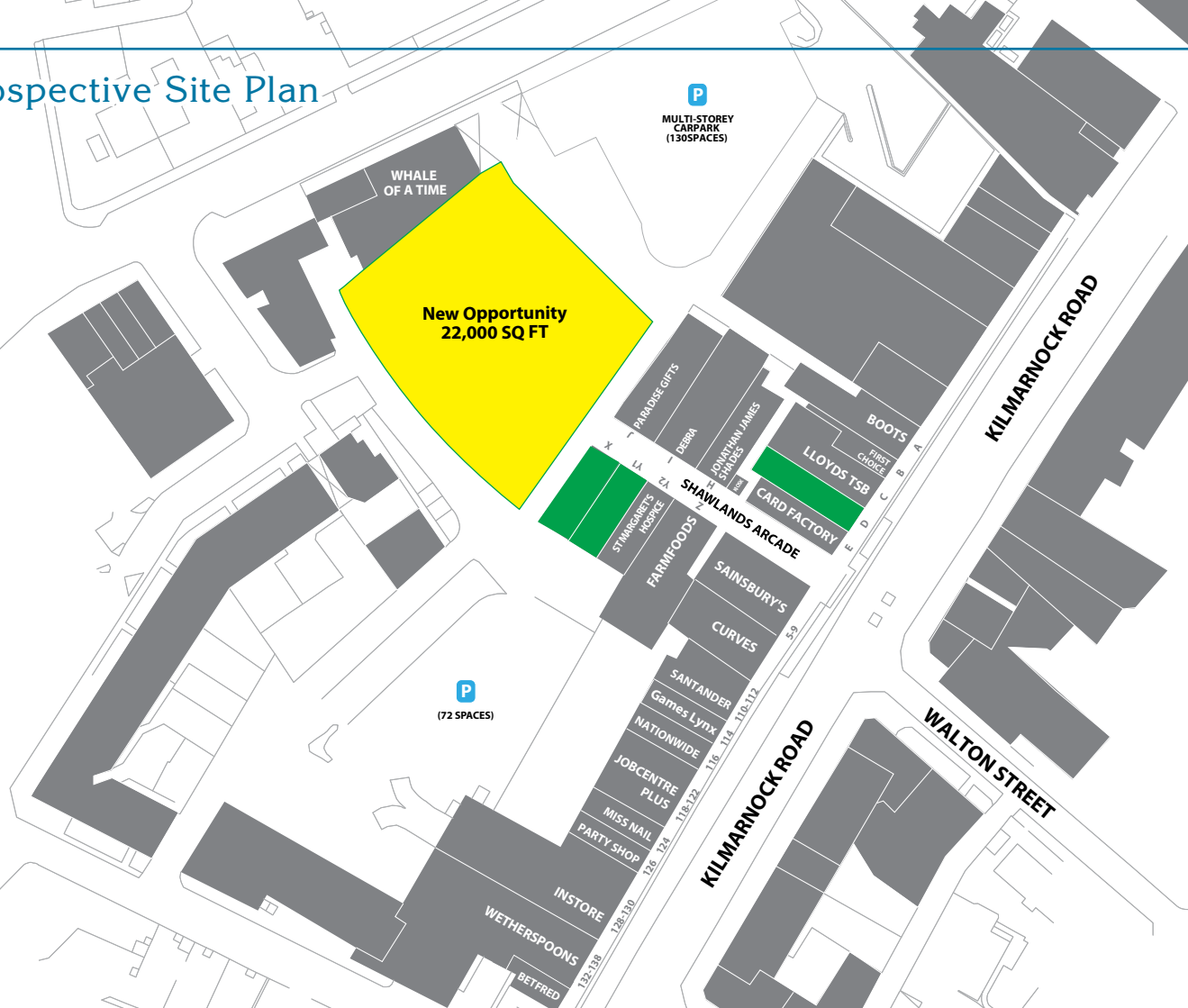
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The potential exists to re-configure the former foodstore in the Centre where - subject to vacant possession and planning permissions - a new footprint of up to **22,000 sq ft (2060 sq m)** can be created. This in turn can be readily sub-divided to provide units of upwards of **7,000 sq ft (660 sq m)** which would benefit from prominent access to the car park and high visibility from the Kilmarnock Road Entrance.

These footprints offer an excellent opportunity for large space retailers to secure a presence in Shawlands and to benefit from custom drawn to the centre by Sainbury's.



# Prospective Site Plan



**New Opportunity**  
22,000 SQ FT

**P**  
MULTI-STOREY  
CARPARK  
(130SPACES)

**P**  
(72 SPACES)

## Further information.

### Transports Links

Regular bus services to and from surrounding areas. Train services from Crossmyloof, Shawlands and Langside trains stations are a 5 minute walk.

### Car Parking

Over 350 dedicated parking spaces available within Shawlands Shopping Centre, free to customers for the first hour. These are supplemented by ample on-street and metered parking in the surrounding area.

### Terms

Both long term and short term lease/license agreements considered where appropriate.

### Entry

By agreement.

### Planning

The retail units have a mix of class 1, class 2 and class 3 uses. Interested parties are advised to make their own enquiries direct to the local Planning Department with regards to alternative uses.

### Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant responsible for stamp duty, VAT and registration dues incurred thereon.





## Further Info

For more information please contact:

### Stephen McParlane

Email:  
[stephen@mcparlane.co.uk](mailto:stephen@mcparlane.co.uk)

Telephone:  
01 41 552 3452

Address:  
McParlane & Co.  
71-73 Albion Street  
Glasgow  
G1 1RB



### Frank Montgomery

Email:  
[frank.montgomery@bnpparibas.com](mailto:frank.montgomery@bnpparibas.com)

Telephone:  
07920 450 274

Address:  
BNP Paribas Real Estate  
20 Charlotte Square  
Edinburgh  
EH2 4DF





*[www.shawlandsshoppingcentre.co.uk](http://www.shawlandsshoppingcentre.co.uk)*