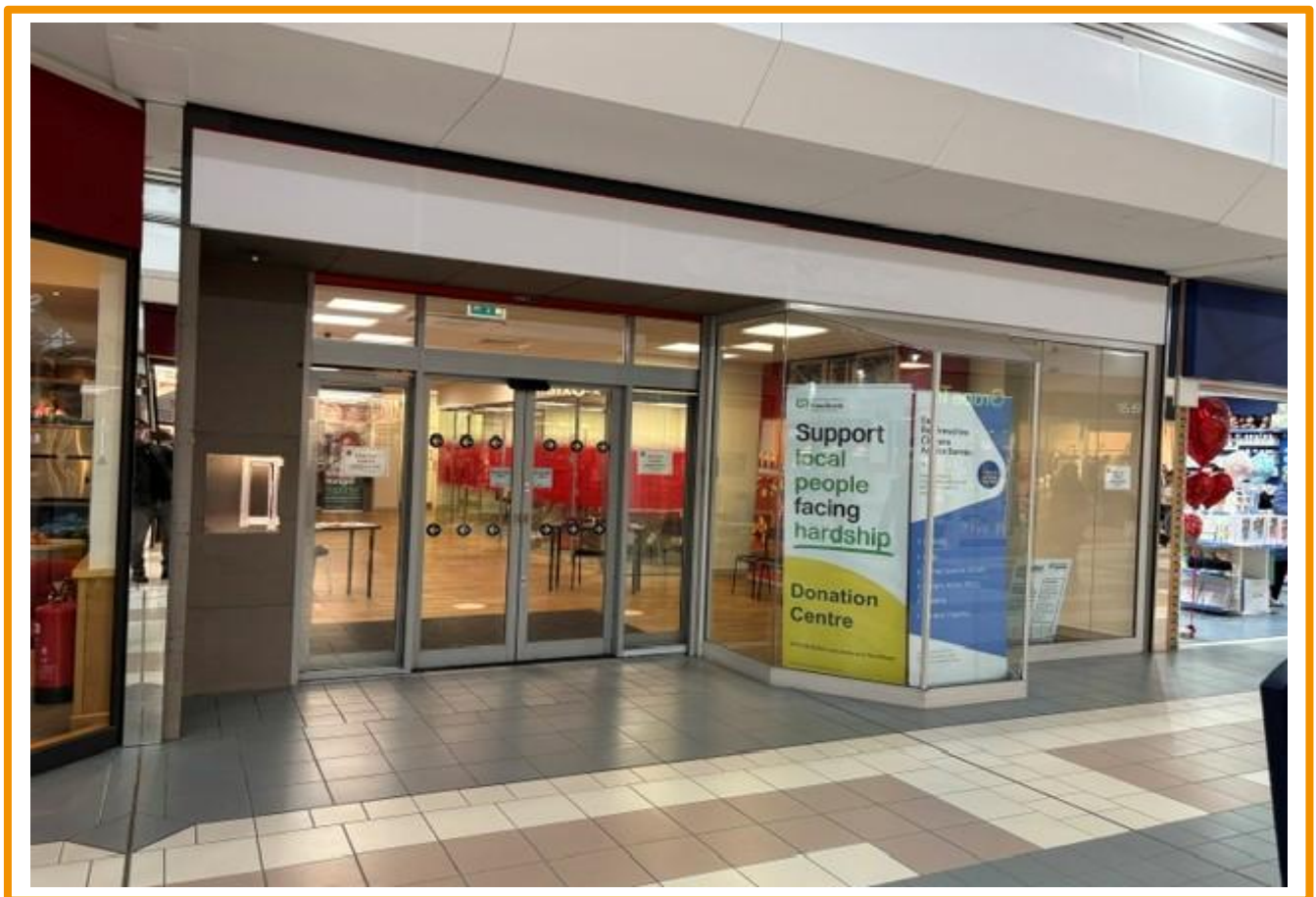


TO LET

PROMINENT RETAIL UNIT

Unit 7, The Avenue Shopping Centre, Newton Mearns, Glasgow



LOCATION

The Avenue Shopping Centre is situated on Ayr Road (A77) within Newton Mearns, one of Glasgow's most affluent suburbs, located approximately 15km (9 miles) south of Glasgow City Centre, 11km (7 miles) west of East Kilbride and 9 miles (15km) south-east of Paisley.

The immediate surrounding area is primarily residential in character.

Description

The Avenue Shopping Centre provides 178,000 sq ft of suburban retailing and catering accommodation. The Centre is anchored by **Marks & Spencer, Asda, Boots, Virgin Bank, Waterstones, Superdrug** and other key retailers.

The Avenue is serviced by an 800 space car park.

The unit occupies a prime position within the scheme and benefits from an open frontage with a roller shutter for after-hours security.

Net Internal Area

Floor	sq m	sq ft
Ground	154.50	(1,663)
First	87.24	(939)
(Please note it may be possible to let the ground floor only)		

Occupational Costs

Quoting Rent £55,000 pa ex VAT

Rateable Value £ 40,100 (effective from 1st April 2026)

Estimated Rates Payable £ 19,289 (2026/2027)
Please note a 15% discount may apply under RHL.

Current Service Charge £ 22,616 per annum

Current Insurance £ 1,438 per annum

Terms

The subject premises are available by way of a new FRI lease.

Energy Performance Certificate

Available upon request.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

Viewings



All viewing and further information is via the sole letting agents.

Douglas Hogg
HSA Retail
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Mob: 07770 926 996
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Subject to Contract
Date: August 2026

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;
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