

GLASGOW



THE FORGE, 1221 GALLOWGATE, G31 4EB

**Long Leasehold
For Sale**

- The Forge Shopping Centre is located 3 miles east of Glasgow city centre.
- The centre benefits from over 400,000 sq ft of retail space with over 70 high street stores and one of Scotland's largest Asda superstores.
- Free parking for over 1,600 vehicles.
- The property sits in a prime position at the entrance to the mall, immediately opposite Primark.
- Other occupiers located within the centre include CEX, Toytown, Superdrug, O2, Trespass, River Island, One Below, Hays, Card Factory, Bodycare and Poundland.

Website

www.savills.co.uk

Address

Wemyss House
8 Wemyss Place
Edinburgh
EH3 6DH

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ACCOMMODATION:

The premises are arranged over ground floor only, extending to the following approximate floor area:

Ground Floor: 30,870 sq ft / 2,868 sq m

TENURE:

The existing lease expires on 2178 at the current passing rent at £1 per annum.

PROPOSALS:

Our client is willing to consider proposals for their long leasehold interest or on a sub-lease basis.

RATES:

Rateable Value: £143,300
UBR (2024/25): £0.559
Rates Payable: £80,105 per annum

(Interested parties are advised to make enquiries with the Local Authority.)

SERVICE CHARGE:

The service charge for the current financial year is approximately £211,911 per annum.

LEGAL COSTS:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC RATING:

Full Energy Performance Certificate available on request.

FURTHER INFORMATION & VIEWING

Further information upon request. Viewing strictly by appointment with Savills.

CONTACTS:

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