

**UNIT 3**

**ONE SIX  
SEVEN**

**HAWTHORN  
STREET**

**GLASGOW G22**

**TO LET**

**9,644 SQ FT (895.9 SQ M)  
RETAIL WAREHOUSE**

- / Offers in excess of £96,500 pa
- / Part of established retail complex
- / Highly visible location with passing trade
- / Close to extensive residential area
- / Existing occupiers include:

**farmfoods**



UNIT 3

ONE SIX SEVEN HAWTHORN STREET

GLASGOW G22

Glasgow is Scotland's largest city with a resident population exceeding 600,000 and a significant broader catchment.

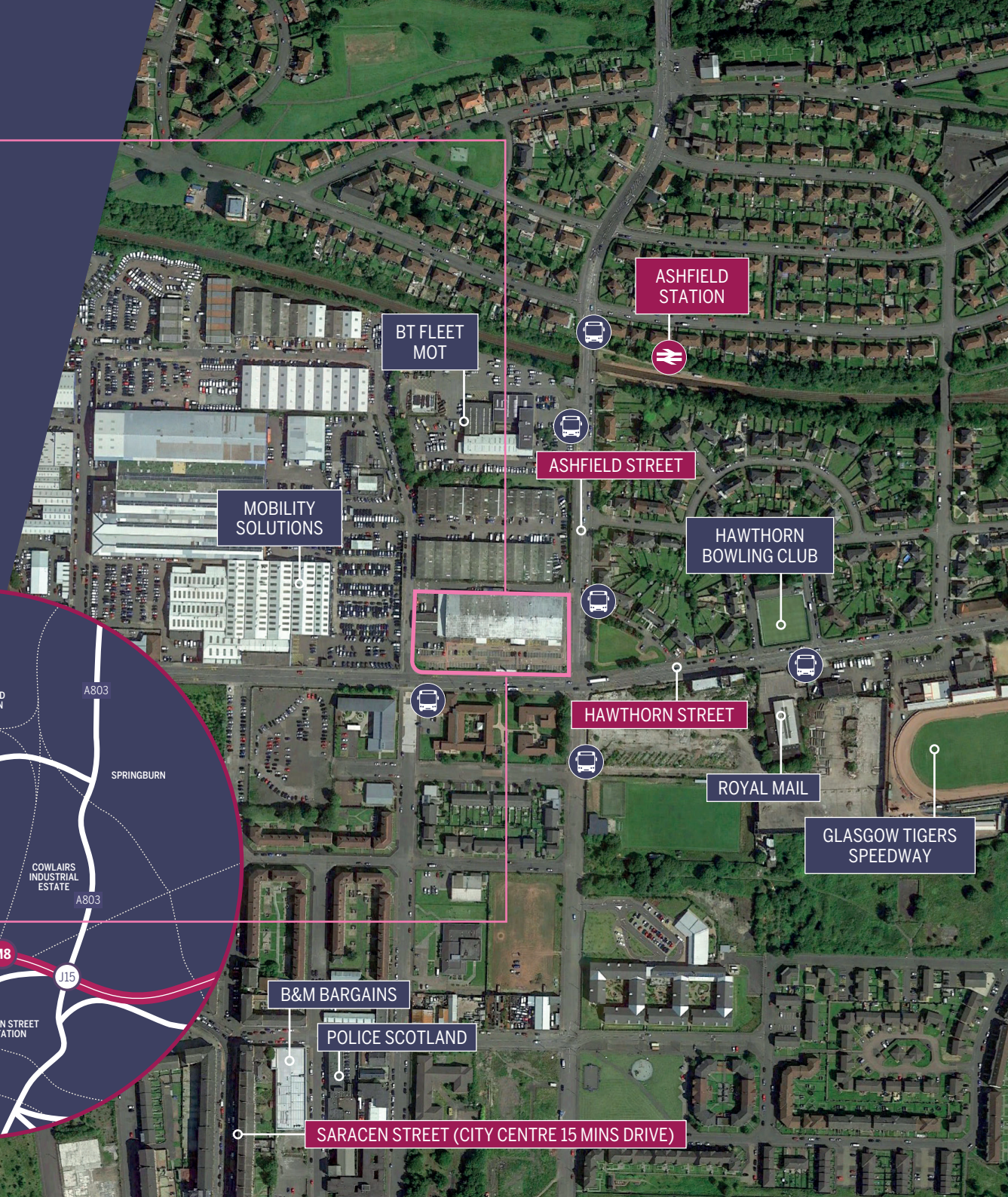
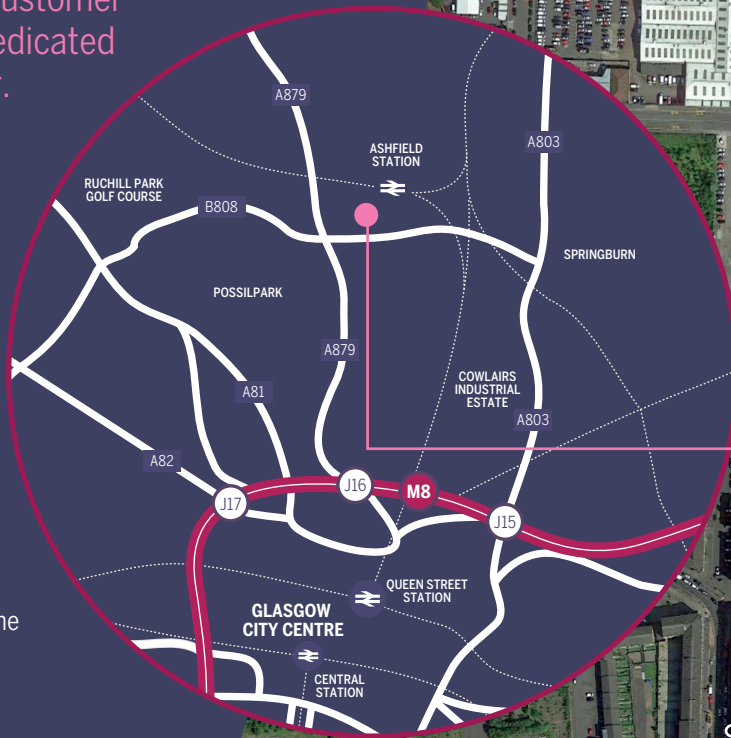
167 Hawthorn Street is located within the Springburn area, which lies approximately 3 miles north of Glasgow City Centre.

The unit forms part of a single storey three unit complex, with good frontage onto Hawthorn Street and benefits from customer parking to the front and dedicated delivery access to the rear.

Buzz Bingo is an established occupier, with Unit 2 recently let to Farmfoods.

Ashfield Train Station and numerous bus stops serve the site and all lie within minutes walk of the unit.

Neighbouring occupiers comprise a mixture of retail, trade and light industrial, including B&M Retail, Home Bargains and Lidl.



UNIT 3

ONE SIX SEVEN

HAWTHORN STREET

GLASGOW G22

### ACCOMMODATION

Completed to a shell specification the areas and dimensions are as follows:

Frontage 79' 8" (24.3 m)  
GIA 9,644 sq ft (895.9 sq m)

### LEASE

The premises are to be offered to the market on FRI terms for a minimum period of 10 years, subject to 5 yearly rent reviews.

### RENT

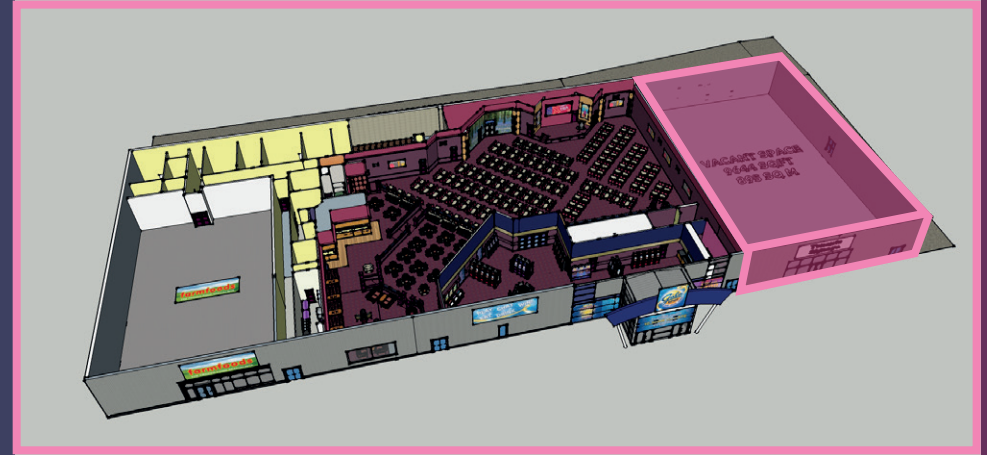
Offers invited – terms upon application.

### RATES

The subjects are yet to be assessed.

### PLANNING

The premises currently enjoy a Class 11 Leisure Use. It is envisaged change to Class 1 Retail will be positively received.



# TO LET

## 9,644 SQ FT (895.9 SQ M)

### RETAIL WAREHOUSE / LEISURE UNIT



**UNIT 3**  
**ONE SIX SEVEN HAWTHORN STREET**  
**GLASGOW G22**

#### ENERGY PERFORMANCE CERTIFICATE

To be commissioned following occupancy.

#### LEGAL COSTS

Each party is to be responsible for their own costs.

#### ENTRY

Upon conclusion of legal formalities.

#### MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers /tenants which will at a minimum include proof of identity /address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

#### VAT

All the terms are quoted net of VAT where applicable.

#### VIEWING & FURTHER INFORMATION

All arrangements to view must be made through the sole agents.

**wbf.**  
whitelaw baikie figes  
0141 221 6161  
www.wbf.co.uk

Graham Figes  
graham@wbf.co.uk  
0141 221 6161

81 St Vincent Street  
Glasgow G2 5TF