



# To Let

## Retail Unit

Grab & Go Kiosk

AVAILABLE NOW

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**Easterhouse Station,  
Glasgow  
G69 6BL**

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**378,000+**  
**ANNUAL STATION FOOTFALL\***

**Description:**

A new business opportunity has arisen in Easterhouse for a grab & go coffee shop.

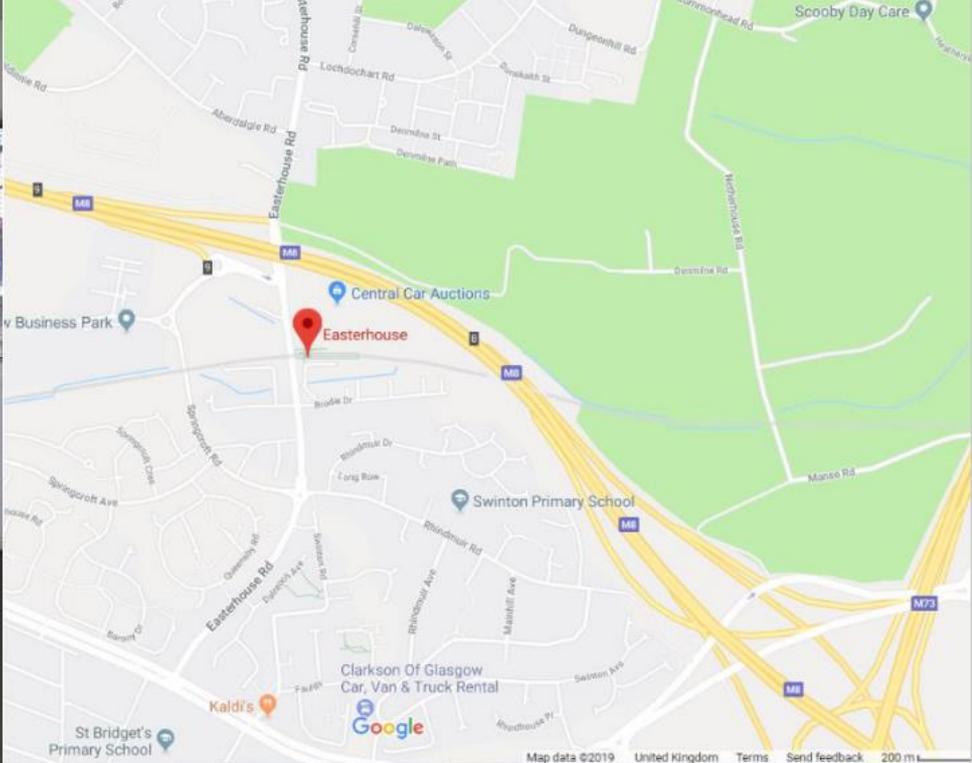
**Location:**

Easterhouse is a suburb of Glasgow, located approximately 6 miles (10 km) east of the city centre, the station is centrally located and adjacent to the M8 motorway.

*\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of over 378,000 for 2019/2020.*

**station  
spaces**

 **ScotRail**  
SCOTLAND'S RAILWAY



### Property:

The unit available comprises a single retail kiosk located within the ticket office, the unit has water, drainage and power. The kiosk is partially fitted out, however, would benefit from refit by the incoming tenant.

### Unit size:

Ground Floor: 6.46 sq. m / 69.53 sq. ft.

### Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

### Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

### Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

## Energy Performance Certificate Scotland

Non-Domestic buildings and buildings other than dwellings

**Kiosk, Easterhouse Station, Ballieston G69 6BL**

<b>Date of assessment:</b> 18 February 2019	<b>Reference Number:</b> 6392-9129-3330-8501-1103
<b>Date of certificate:</b> 21 February 2019	<b>Building type:</b> Retail/Financial
<b>Total conditioned area:</b> 6.46m <sup>2</sup>	<b>Assessment Software:</b> EPCgen, v5.6.a.1
<b>Primary energy indicator:</b> 1727 kWh/m <sup>2</sup> /yr	<b>Approved Organisation:</b> Elmhurst Energy Systems

### Building Energy Performance Rating

<b>Excellent</b>	<b>A+</b> Net Zero Carbon or better							
	<b>(0-15)</b> <b>A</b>							
	<b>(16-30)</b> <b>B</b>							
	<b>(31-45)</b> <b>C</b>							
	<b>(46-60)</b> <b>D</b>							
	<b>(61-80)</b> <b>E</b>							
	<b>(81-100)</b> <b>F</b>							
	<b>(100+)</b> <b>G</b>							
<b>Very Poor</b>	<table border="0" style="margin: auto;"> <tr> <td style="text-align: center;"><b>Approximate Energy Use:</b> 562 kWh per m<sup>2</sup> per year</td> <td style="text-align: center;"><b>Current</b> <b>292</b></td> <td style="text-align: center;"><b>Potential</b> <b>149</b></td> </tr> <tr> <td style="text-align: center;"><b>Approximate Carbon Dioxide Emissions:</b> 291.88 kgCO<sub>2</sub> per m<sup>2</sup> per year</td> <td></td> <td></td> </tr> </table>	<b>Approximate Energy Use:</b> 562 kWh per m <sup>2</sup> per year	<b>Current</b> <b>292</b>	<b>Potential</b> <b>149</b>	<b>Approximate Carbon Dioxide Emissions:</b> 291.88 kgCO <sub>2</sub> per m <sup>2</sup> per year			
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The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

**For further details relating to this opportunity, please contact:**  
[stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)

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