



## FIRST FLOOR OFFICE ACCOMMODATION

- > NIA: **357.67 SQM (3,850 SQFT)**
- > LOCATED WITHIN POPULAR SHOPPING CENTRE
- > CAPABLE OF SUB-DIVISION
- > SUITABLE FOR A VARIETY OF USES
- > COMMUNAL CAR PARKING AVAILABLE
- > RENTAL: **£20,000 PER ANNUM**

**TO LET**

### SUITE A, FIRST FLOOR, 6 BRIDGEWATER SHOPPING CENTRE, ERSKINE, PA8 7AA

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### LOCATION

The premises are situated in Erskine, a Renfrewshire town, within the well-established Bridgewater Shopping Centre. Erskine enjoys a convenient location approximately 14-miles west of Glasgow, benefiting from excellent transportation connections. The M898 is situated nearby and offers easy access to both the Erskine Bridge to the north and the M8 to the south, providing convenient links to major road networks across Scotland.

The shopping centre hosts a diverse range of national and local businesses, including Bank of Scotland, Greggs Plc, Morrisons, and Aldi, among others.

### DESCRIPTION

The subject comprise the first floor of a larger two-storey building. The property is accessed via two stairwell entrances at the south-east and south-west side of the property. The shopping centre benefits from high volumes of communal parking facilities.

Internally, the space provides a front reception area that leads into a larger open-plan floor space that has previously been utilised as office accommodation. Staff W/C and kitchen facilities are located within the space. The layout of the space would allow for subdivision and alternative uses.

### RENTAL

Our client is seeking rental offers of £20,000 per annum.

### SERVICE CHARGE

There is a service charge of £4,280 per annum, subject to annual review.

### RATEABLE VALUE

The subjects are entered into the 2023 Valuation Roll with a rateable value of £36,000. The rate poundage for 2023/2024 is 49.8p to the pound.

### PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents It will be incumbent upon any purchaser to satisfy themselves in this respect.

### EPC

A copy of the Energy Performance Certificate can be made available upon request.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### LEGAL COSTS

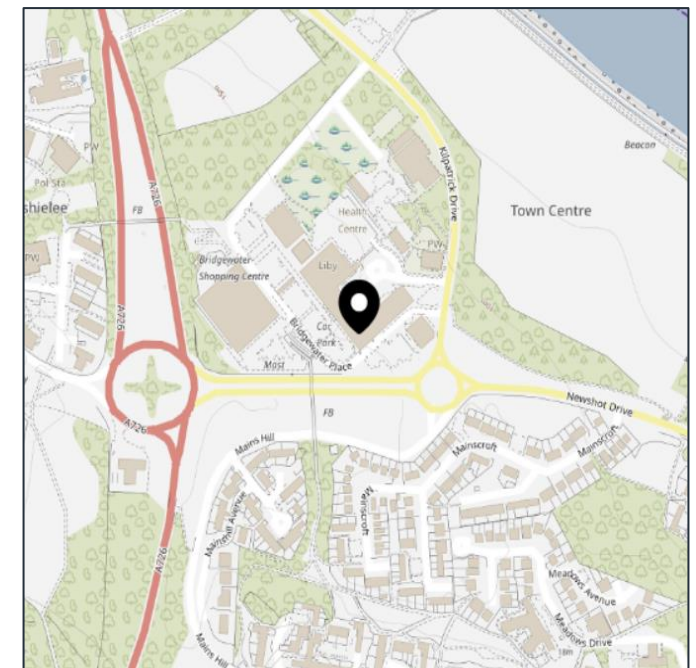
Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

In accordance with the RICS code of measuring practice (6th edition), we calculate the net internal area of the subjects to extend as follows:

ACCOMMODATION	SQM	SQFT
First Floor	357.67	3,850
<b>TOTAL</b>	<b>357.67</b>	<b>3,850</b>



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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