



### PROMINENT CLASS 3 PREMISES

- > GIA: 237.01 SQ M, (2,551 SQ FT)
- > LOCATED IN THE POPULAR AND AFFLUENT VILLAGE OF BRIDGE OF WEIR
- > DEDICATED ON-SITE PARKING TO THE REAR
- > CLASS 3 CONSENT
- > NO VAT PAYABLE
- > RENT: OIEO: £29,000 PA
- > SALE PRICE: OFFERS INVITED

**TO LET/MAY SELL**

## LOCHNAGAR CAFE, 73 MAIN STREET, BRIDGE OF WEIR, PA11 3NR

**CONTACT:** Adam Honeyman MA (Hons) MRICS  
Calvin Molinari BSc (Hons) MRICS

[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)  
[c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)

0141 331 2807 - 07720 466 035  
0141 331 2807 - 07920 824 408

[www.shepherd.co.uk](http://www.shepherd.co.uk)





## **LOCATION**

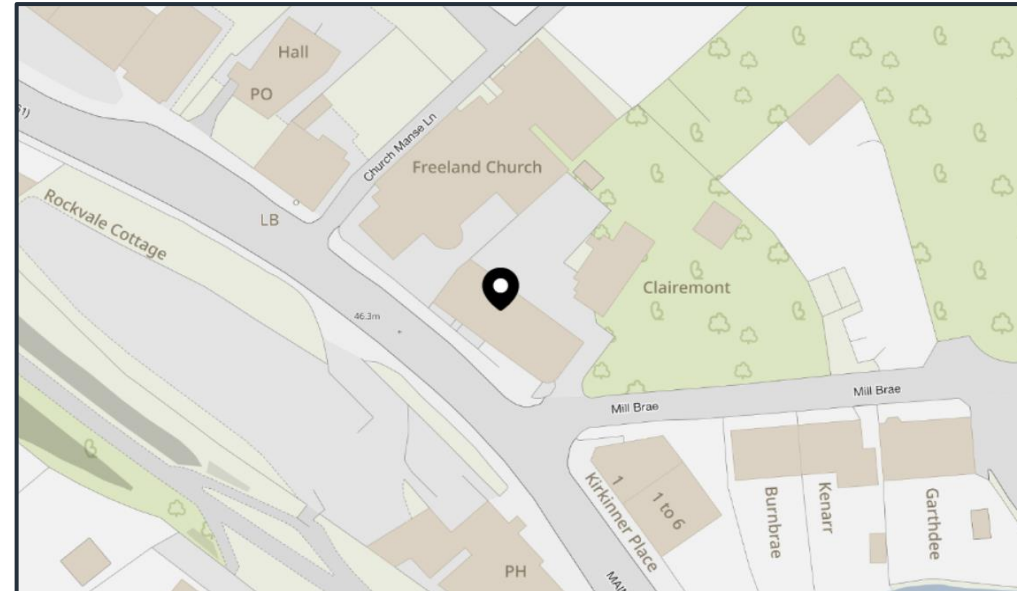
Bridge of Weir is a village located within Renfrewshire, with a population of approximately 4,850 people. The village is known for having an affluent catchment population and lies approximately 16 miles to the west of Glasgow City Centre. The location benefits from nearby access to the A737 and the A8, which connect with major road networks throughout Glasgow and Ayrshire and to destinations such as Glasgow International Airport.

Main Street is a popular tourist destination with customers coming from the wider area, in particular, Kilmacolm, Brookfield and Houston, as well as Bridge of Weir itself. Main Street is predominately occupied by local operators, providing a balanced mixture of retail and service-based businesses. Main Street also benefits from a strong national occupiers' presence with operators such as Bank of Scotland and the Co-Op being situated within the immediate vicinity of the property.

## **DESCRIPTION**

Occupying a prominent pitch within Main Street, the subjects comprise the ground floor and basement of a stand-alone structure benefitting from a pitched slate roof. The property benefits from pedestrian access via Main Street as well as a large gravel car park/loading area, located to the rear.

Internally, the property features a spacious open-plan seating area on the ground floor, complemented by amenities including a kitchen and W/C facilities. Additionally, the basement is predominately used for storage purposes.



**RENTAL**

Our client is seeking offers in excess of £29,000 per annum.

**SALE PRICE:**

Our client is inviting offers for their heritable interest in the property.

**VAT**

The property is not registered for Value Added Tax (VAT) purposes.

**RATING**

The premises are entered in the current Valuation Roll with a rateable value of £17,750

The business rate poundage for 2024/25 is £0.498 to the pound.

**PLANNING**

We understand that the property benefits from having Class 3 planning consent in line with its previous use.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any occupier to satisfy themselves in this respect.

**LEGAL COSTS**

Please note that each party is responsible for their own legal costs relative to the letting.

**EPC**

A copy of the EPC certificate can be provided upon request.

**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.

**ACCOMMODATION**

From measurements taken on site and in accordance with the RICS code of measuring practice 6th edition on a Gross Internal Area (GIA) basis, we calculate the subjects extend as follows:

<b>ACCOMMODATION</b>	<b>Sq M</b>	<b>Sq Ft</b>
Ground Floor	163.02	1,755
Basement	73.99	796
<b>TOTAL</b>	<b>237.01</b>	<b>2,551</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**

Adam Honeyman MA (Hons) MRICS [a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk) 0141 331 2807 - 07720 466 035  
 Calvin Molinari BSc (Hons) MRICS [c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk) 0141 331 2807 - 07920 824 408

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