

TO LET

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

RENT:- £P.O.A.



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

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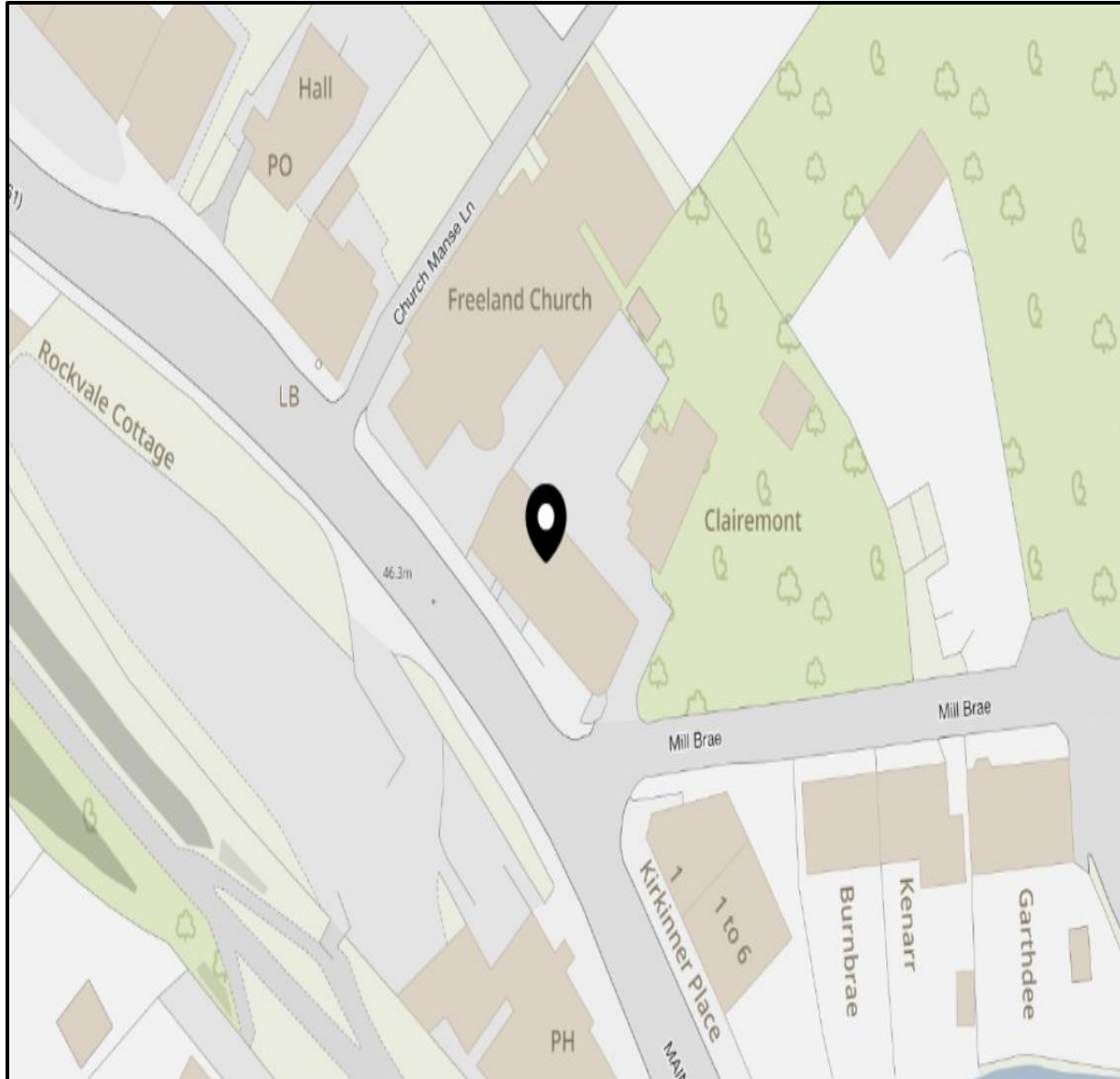
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Location

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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.



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Description

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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.

ACCOMMODATION

	SQM	SQFT
Ground Floor	163.02	1,755
Basement	73.99	796
TOTAL	237.01	2,551

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENT

Rental information can be provided upon application.

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.

RATEABLE VALUE

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.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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.

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