

Culverwell

PROPERTY CONSULTANTS

PROMINENT ROADSIDE RETAIL UNIT TO LET

4/5 CASTLE TERRACE, BRIDGE OF WEIR, PA11 3EF

LOCATION

Bridge of Weir is situated approximately 14 miles west of Glasgow city centre and has a population of around 4,650 people.

The subjects are situated adjacent to Bridge of Weir Road/Main Street which form the main arterial route in and out of Bridge of Weir town centre.

Castle Terrace comprises a parade of refurbished shop units with prominent main road frontage and car parking immediately outside.

There are a variety of high quality retailers close by including salon operators/beauticians, ladies fashion, travel agents, chiropractor and Clydesdale Bank.

The location is shown on the attached plan.

DESCRIPTION

The subjects comprise a double fronted ground floor retail unit housed within the category "B" listed former Ranfurly Hotel building which has been substantially renovated and refurbished to provide flatted residential and retail accommodation.

ACCOMMODATION

The premises provide the following approximate dimensions and areas:

Gross Frontage	31 ft 10 in	9.72 m
Net Frontage	28 ft 9 in	8.77 m
Internal Width	28 ft 4 in	8.63 m
Shop Depth	23 ft 2 in	7.06 m

Ground Floor Area	628 sq ft	58.34 sq m
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RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £11,250

Commercial Rate Pounding £0.426
(exclusive of water and sewerage rates)

PLANNING

The premises benefit from Class 1 (Retail) consent however may have potential for alternative uses. Interested parties are advised to make their own enquiries directly with the local Planning Department.



RENT

£14,000 per annum exclusive of VAT payable quarterly in advance.

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years with 5 yearly upward only rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

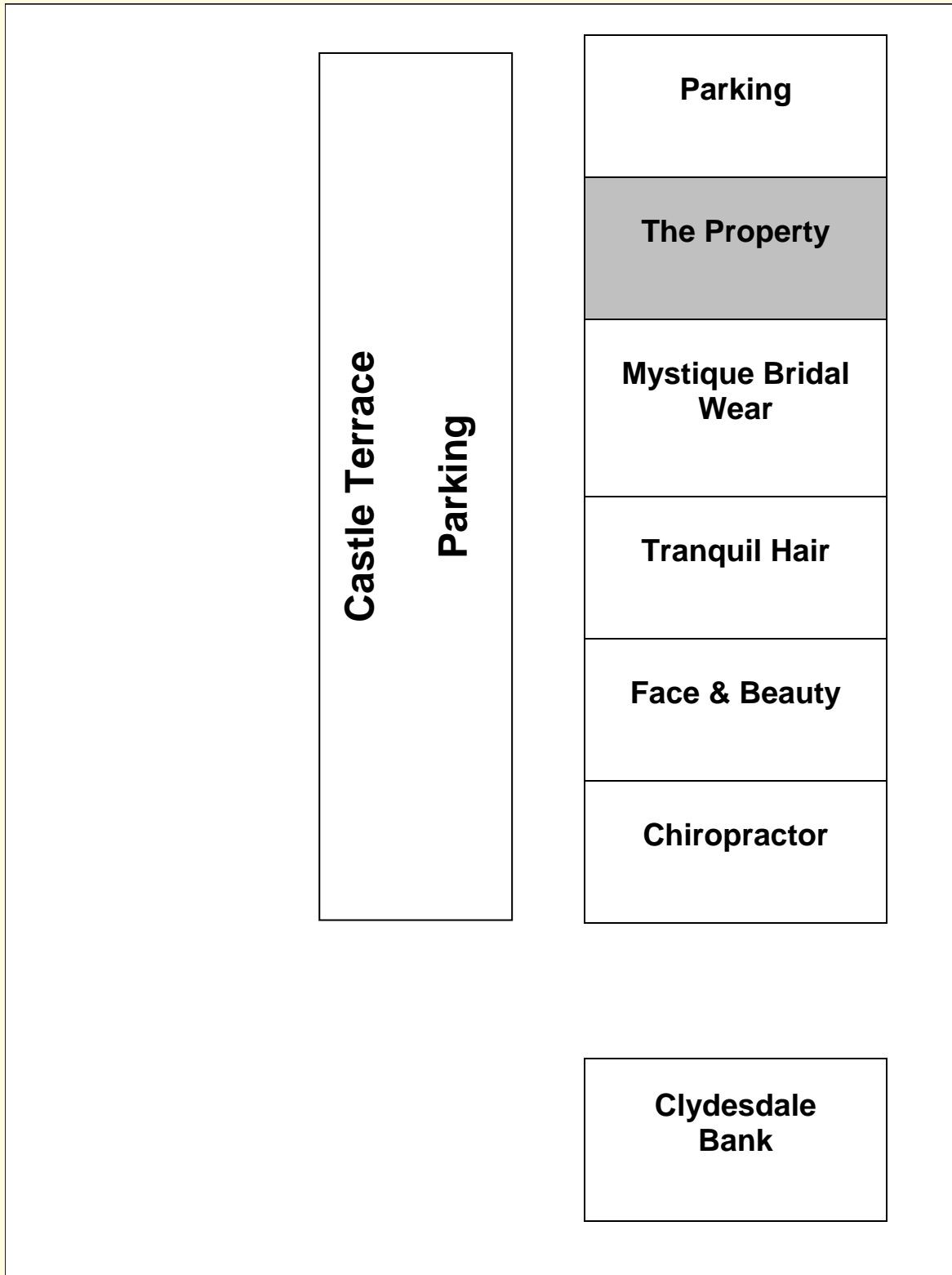
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: David O'Shea
Tel: 0141 248 6611
Email: david.oshea@culverwell.co.uk



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