

# Vacant commercial property at Luss Property Particulars

**FOR LEASE**

**Available from spring 2021**



**Rental Offers Invited Over £15,000 per annum**

**Contact details for property viewing and further details:**

John Conroy, Partner, Agency & Development, Ryden LLP  
130 St Vincent Street, Glasgow G2 5HF

DD: +44 (0) 141 270 3176

Mob: +44 (0) 7979 494915

Email: [john.conroy@ryden.co.uk](mailto:john.conroy@ryden.co.uk)



Map showing location of Luss on the west side of Loch Lomond just off the A82.

## Location

Situated on the banks of Loch Lomond in the heart of the charming and picturesque village of Luss, this highly visible property offers a unique opportunity as a base for a company or organisation with integrity.

Luss is recognised as a top tourism destination spot in Scotland. Approximately 4 million people visit the National Park each year and it would be reasonable to estimate 750,000 people per annum visit Luss. Various coach and tour companies visit daily bringing significant business to the area. The tourism pressure on the village and its local residents necessitates that each new investment and business development is considered with care.

Luss is located approximately 28 miles north-west of Glasgow City Centre..



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### **Property Description**

This prominent property is located to the north of the village and is accessed via a public car park. The building benefits from a fantastic frontage with direct views onto the west side of Loch Lomond. It has the benefit of close proximity to Luss filling station and the local Village Shop.

The building is arranged over two storeys and is of modern construction. There is no lift access to the first floor. The property was built and opened as a visitor centre in 1994.

The subjects had previously operated as mixed use with a retail area; food & drink; a manufacturing unit (soap); a visitor information centre and ancillary offices above. Staff toilets are located at first floor. Customer toilets adjoining the building with external access. See attached floor plans.

The National Park currently manages the maintenance of the grass areas. Potentially, the property could create planted areas and outdoor seating.

## Accommodation

The subjects have the following areas:-

Ground Floor	1,779 sq ft	165 sq m
First Floor	580 sq ft	54 sq m
<b>Total</b>	<b>2,359 sq ft</b>	<b>223 sq m</b>

The subjects are in reasonably good order.

Minimal expenditure will be made by the National Park Authority. The property is fresh and presentable, providing a 'white box' finish to accommodate an ingoing tenant's fit out.

The property is currently designated Class 10 from the Town and Country Planning Act: Class 10. Non-residential institutions

Energy Performance Certificate – G rating

## Rating Assessment

From 1st April 2017, the subjects have the following rating assessment:

Rateable Value £13,900  
UBR (2019/2020) £0.49  
Rates Payable £6,881

Under the Small Business Bonus Scheme (Scotland), properties with an RV of below £15,000 may qualify for 100% relief on rates payable depending on individual circumstances. This rate can be appealed within 6 months of entry.

Recent government intervention will allow for a qualified tenant to gain the first 12 months' rates free.

## Property Viewing Arrangements

Property viewing arrangements are currently challenging with government restrictions on travel in and out of different local authority areas and all precautions being taken to ensure everyone's safety. Call Ryden property to discuss earliest viewing options.

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## APPLICATIONS

Applying for this property lease is a two-stage process.

(1) Please complete the simple form attached to note your interest in the property and return it to Ryden.co.uk by email to [john.conroy@ryden.co.uk](mailto:john.conroy@ryden.co.uk) by Friday 18 December 2020.

(2) Before the end of December you will receive the Tender papers to complete and return in late January/ early February 2021.

## SELECTION CRITERIA

The final decision on your Tender submission lies with the National Park Authority following assessment by a wide group of specialists including: Property and Legal experts, Estates, Planning and Financial advisers; Luss & Arden community representation and tourism business /visitor experience roles.

The Tender stage will ask for a written submission providing information towards the tender evaluation weighting of **Quality** (Business profile; compatibility within the tourism destination of Luss and the National Park; business proposition); **Price** (Ability to meet and maintain competitive rent level); and **Sustainability** (Responsibility towards green delivery and environmental impact).

Further details on weighting and evaluation criteria of applications will feature in the Tender documentation at Stage 2.

**The Expression of Interest application form is attached/available from Ryden.**

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DD: +44 (0) 141 270 3176 Mob: +44 (0) 7979 494915 Main: +44 (0) 141 204 3838`