

TO LET

PONTOON AND KIOSK UNITS

ON BEHALF OF



**GATEWAY PONTOON,
BEN LOMOND WAY, BALLOCH G83 8QL**

- Unique pontoon opportunity
- Situated within Loch Lomond Shores Shopping Centre
- Rates free for qualifying tenants

Ryden

LOCATION

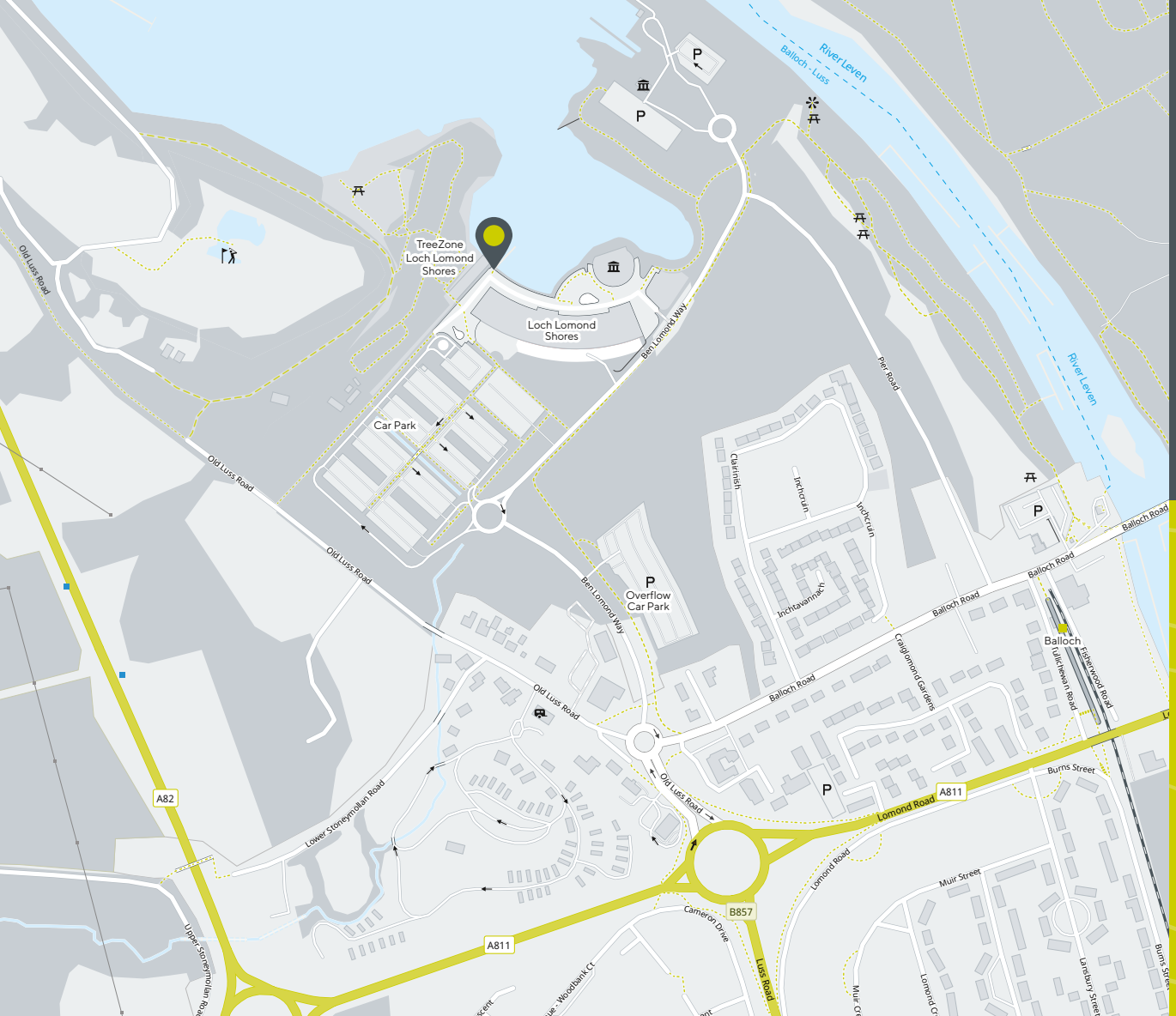
Located approximately 19 miles north-west of Glasgow City Centre, Balloch is situated on the south bank of Loch Lomond within the Loch Lomond and The Trossachs National Park.



Balloch enjoys a setting on the shore of Loch Lomond and is predominantly a residential area adjacent to the town of Alexandria. The pontoon is situated within the Loch Lomond Shores Shopping Centre and adjacent to the Sea Life Loch Lomond Aquarium.

Loch Lomond Shores is a popular centre for retail and leisure uses with substantial dedicated car parking and is the ideal location for cruises, water sports and water taxis to service Loch Lomond.





DESCRIPTION

The Pontoon is prominently positioned near the entrance to the centre and within 100 metres of the car park making the site easily accessible. The structure comprises a modern purpose built pontoon with ticket kiosk and is capable of mooring large and small vessels for a variety of activities in the loch.

The pontoon is available to let in two halves. One kiosk on the basis of a long terms lease and the other for seasonal use.





ACCOMODATION

The subjects have the following approximate area:

Booth 1	41 sq ft (3.8 sq m)
Booth 2	41 sq ft (3.8 sq m)

LEASE TERMS

The subjects are offered on the basis of a new Internal Repairing Only lease. One kiosk on the basis of 5 yearly upward only reviews and the other for seasonal use.

OFFERS

Offers over £30,000 per annum exclusive are invited. for half the pontoon and one kiosk and shorter term license arrangement for seasonal use on the other. Parties are encouraged to submit in writing full details of their proposal including supplementary information on their financials and proposed use. Interested parties may be notified of a closing date.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having the undernoted rating assessment:

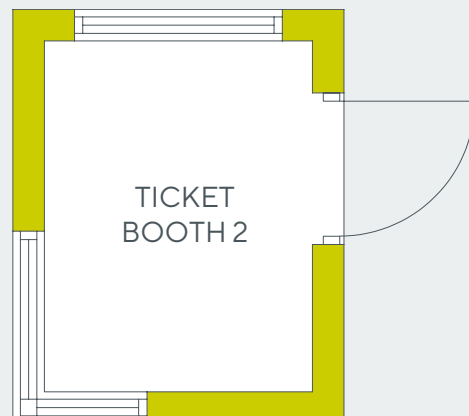
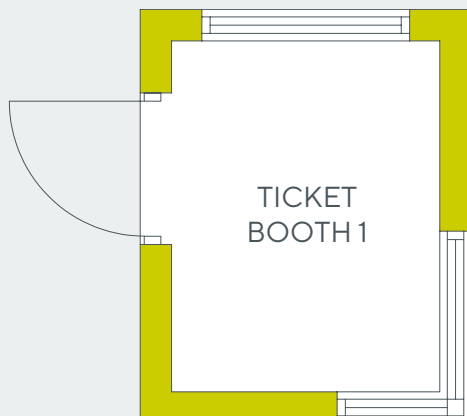
Rateable Value	£3,100
UBR (2021/2022)	£0.49
Rates Payable	£1,519

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.

The reader will have noted that recent Government intervention will allow for a qualified tenant to gain the first 12 months' rates free.



FLOOR PLAN





PLANNING

The property was originally constructed as a Pontoon and is available for this use.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a rating of G. A copy of the certificate is available upon request.

ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

LEGAL COSTS

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

CONTACT

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