

TO LET

RETAIL UNIT COFFEE SHOP

ON BEHALF OF



**INVERUGLAS VISITOR CENTRE,
ARROCHAR G83 7DW**

- Prominent building on a busy route
- Modern purpose built, fitted facilities
- Rates free for qualifying tenants

Ryden

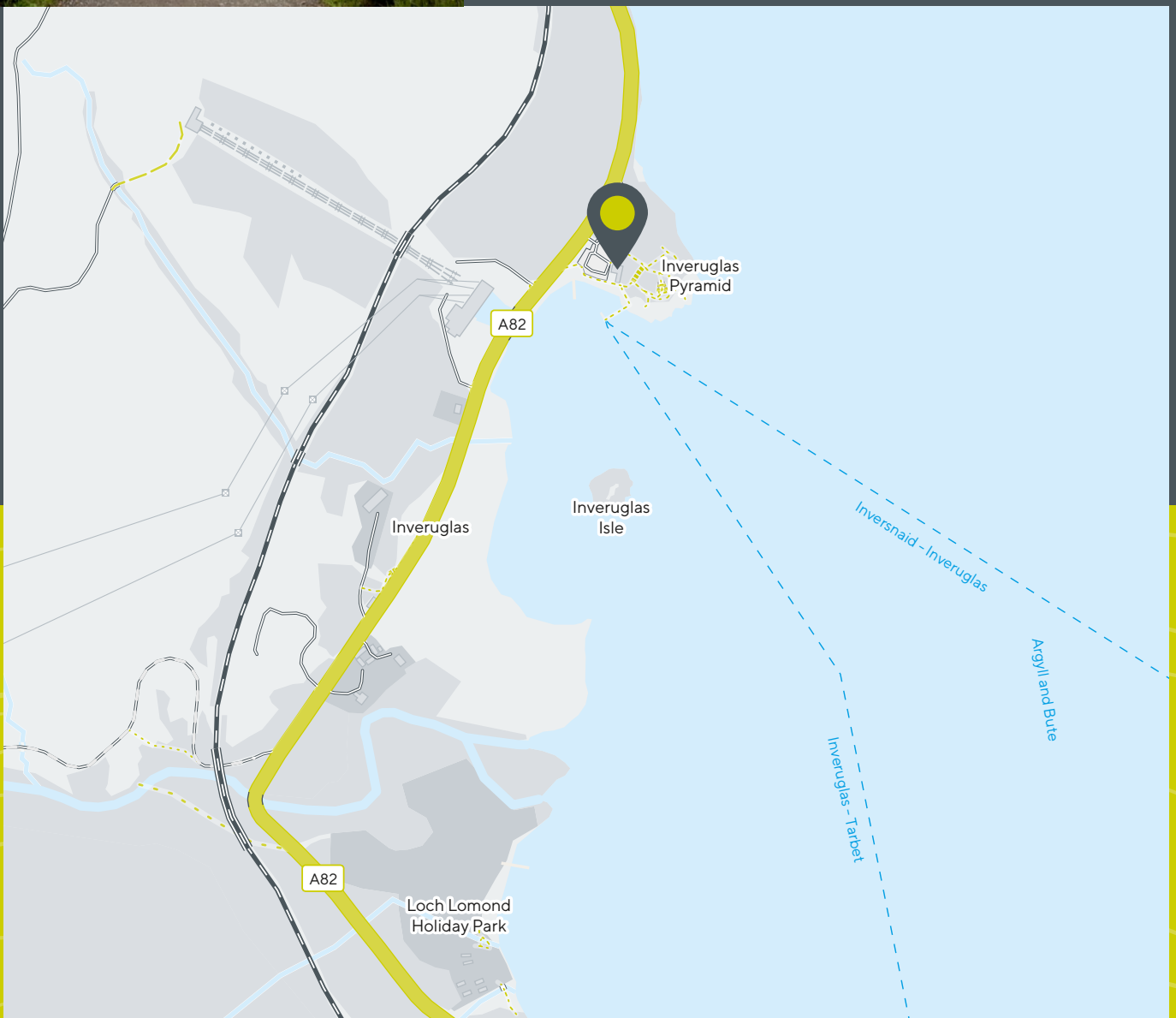
LOCATION

Located approximately 46 miles north-west of Glasgow City Centre, Inveruglas is situated on the west bank of Loch Lomond within the Loch Lomond and The Trossachs National Park.



Inveruglas enjoys an attractive setting on the shore of Loch Lomond within a rural setting of woodlands with open space and plentiful immediate car parking and picnic areas. An Ceann Mòr, the Inveruglas Pyramid viewing platform is situated immediately to the east of the Visitor Centre. This is a popular location for walkers accessing the Arrochar Alps munros with an access path nearby.

The Visitor Centre is a popular break for tourists and represents a popular viewing point for the loch and surrounding areas.



DESCRIPTION

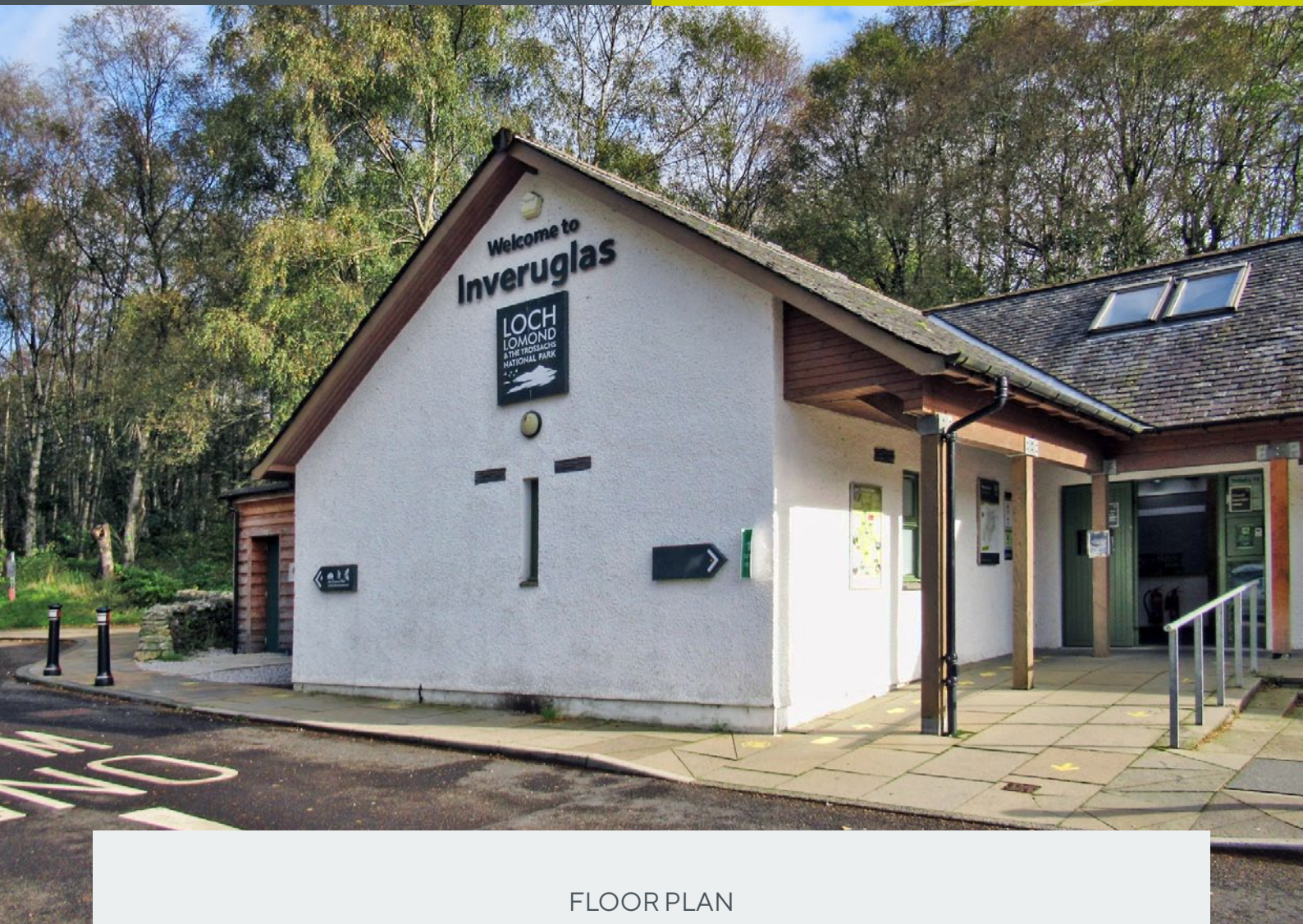
The Visitor Centre is situated at the eastern side of the park car park and is arranged over ground floor only. Internally the subjects comprise a café which is situated adjacent to associated WC facilities.

The subjects were previously operated as a coffee shop with an ingoing tenant capable of taking the existing equipment (a list is available upon request). The adjacent WC facilities are operated and maintained by Loch Lomond and the Trossachs National Park Authority.

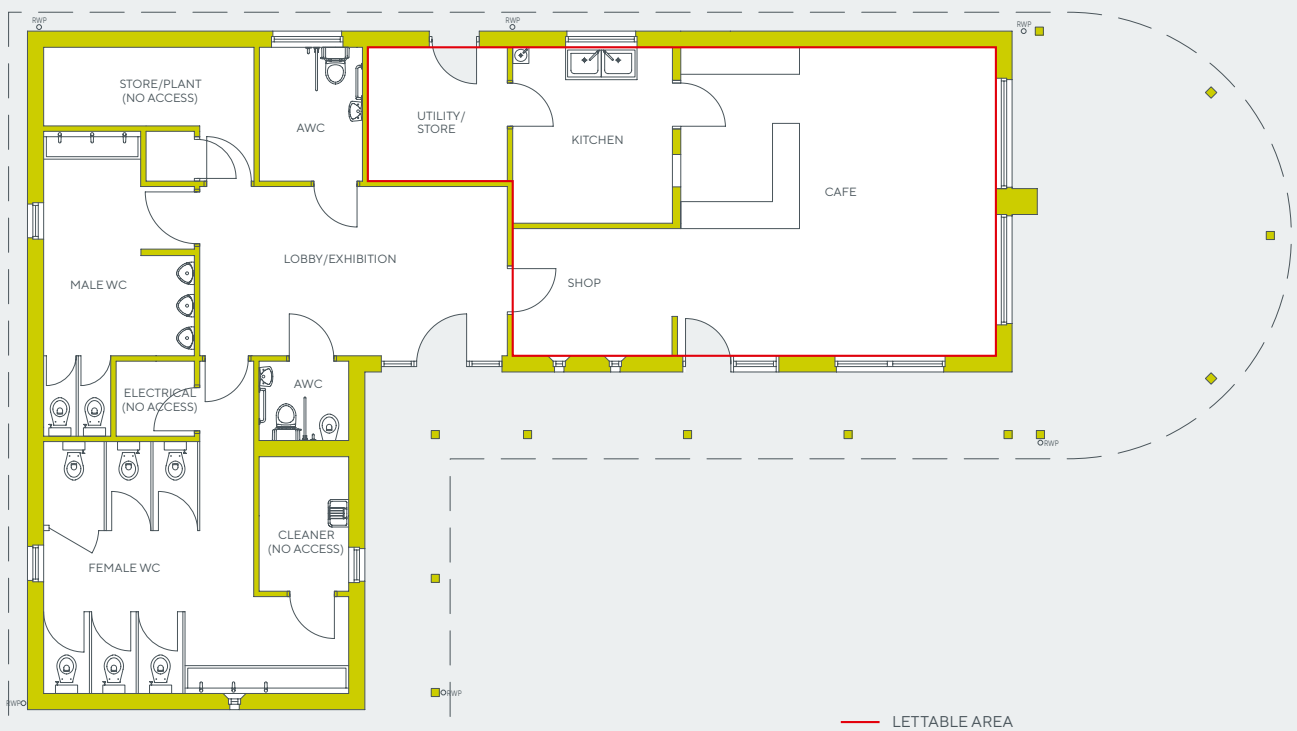
The property's frontage looks onto the banks of Loch Lomond and car parking (with electric vehicle charging points) is available within the car park.







FLOOR PLAN



ACCOMODATION

The net internal area of the cafe as outlined in red in the plan is as follows:

Ground Floor	603 sq ft (56 sq m)
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LEASE TERMS

The subjects are offered on the basis of a new Internal Repairing Only lease incorporating 5 yearly upward only rent reviews, for a term to be agreed.

OFFERS

Offers over £12,500 per annum exclusive. Parties are encouraged to submit in writing full details of their proposal including supplementary information on their financials and proposed use. Interested parties will 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	£12,400
UBR (2021/2022)	£0.49
Rates Payable	£6,076

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.



PLANNING

The property was originally constructed as a Visitor Centre and is available for uses within Class 10 of The Town & Country Planning (Use Classes) (Scotland) Order 1997.

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

ANTI MOUNEY 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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