

**TO LET**

# RETAIL UNIT LUSS PIER SHOP

ON BEHALF OF



**LUSS, ALEXANDRIA G83 8NY**

- Prominently positioned on the pier
- Self-contained coffee outlet
- Rates free for qualifying tenants

**Ryden**

## LOCATION

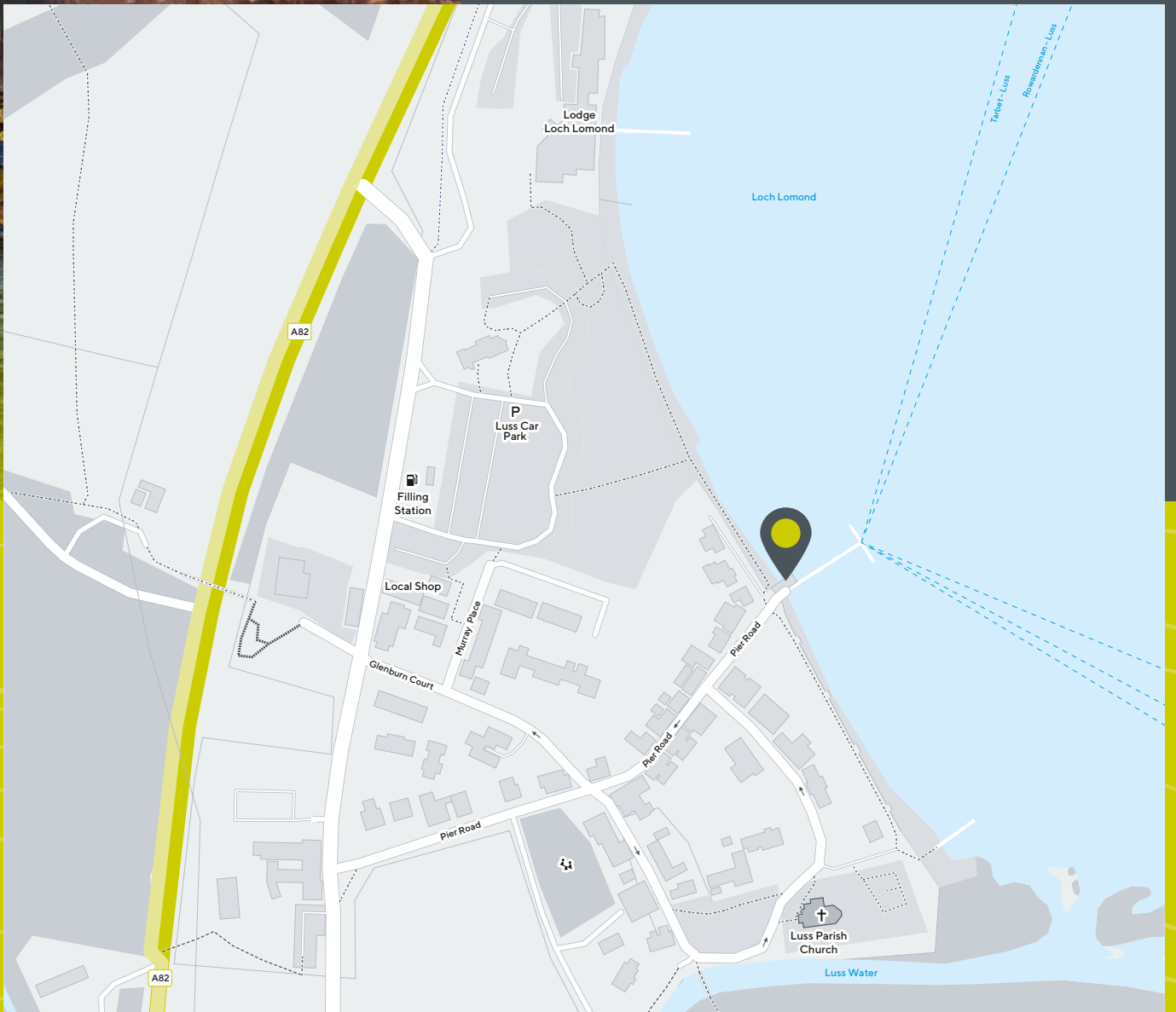
Located approximately 32 miles north-west of Glasgow City Centre, Luss Village is situated on the west bank of Loch Lomond within the Loch Lomond and The Trossachs National Park.



Luss as a centre enjoys an attractive setting looking outwards onto Loch Lomond and has a rural setting of woodlands with open space and plentiful immediate car parking and picnic areas nearby. Additional overflow parking was recently created in the village to accommodate visitors and tourists.

The Pier Shop has the benefit of close proximity to the village and resident population together with Luss filling station, the local Village Shop and public toilet facilities. Luss is both a popular destination in its own right and a regular rest break for tourists heading north and south.

Luss pier is a busy location for commercial businesses operating cruise and water bus services on the loch.



# DESCRIPTION

The shop is situated on the pier. Internally, the subject comprise a café/kiosk area arranged over ground floor with WC accessed internally and another WC accessed externally and is to remain available for use by members of the public.

The property has the benefit of frontage onto Loch Lomond and accessed from Pier Road which is a residential street within the heart of Luss Village.





## ACCOMODATION

The subjects have the following approximate area:

Ground Floor	288 sq ft (27 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 £6,000 per annum are sought. Parties are encouraged to submit in writing full details of their proposal including supplementary information on their financials and proposed use. In addition, parties should outline their plans for providing publicly available toilet provision, which is a specific requirement of the Head Landlord, whose permission is required by the Park Authority before entering into any sublease. 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	£1,650
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UBR (2021/2022)	£0.49
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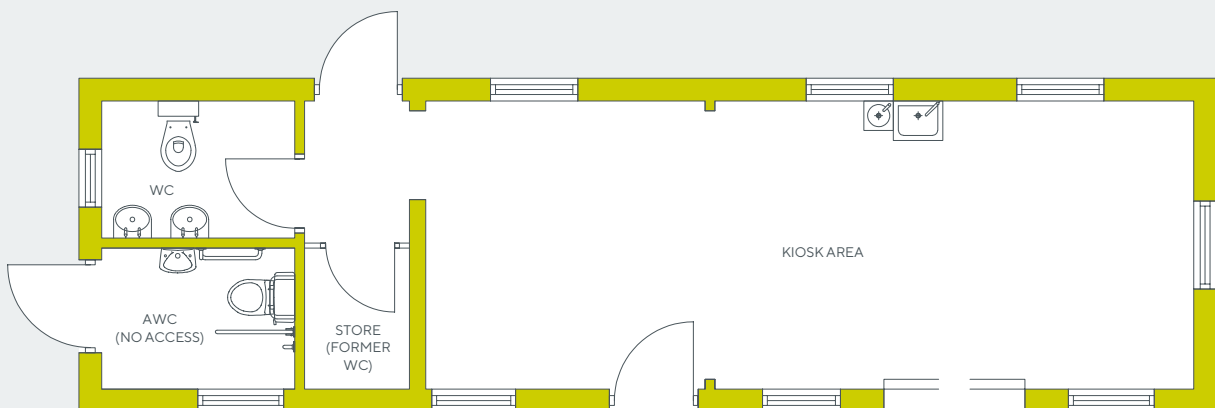
Rates Payable	£808
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Under the Small Business Bonus Scheme (Scotland), properties with an RV of below £15,000 may qualify for 100% relief on rates payable depending on individual circumstances. This rate can be appealed within 6 months of entry.

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 shop and is available for uses within Class 1 of The Town & Country Planning (Use Classes) (Scotland) Order 1997.

The prior Lease Agreement allowed for the sale of hot and cold food and drink.

### **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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Date of Publication: March 2022

