

TO LET

RETAIL UNIT **TARBET VISITOR** **CENTRE/KIOSK**

ON BEHALF OF



TARBET, ARROCHAR G83 7DE

- Prominently situated near Tarbet pier
- Benefit of parking
- Rates free for qualifying tenants

Ryden

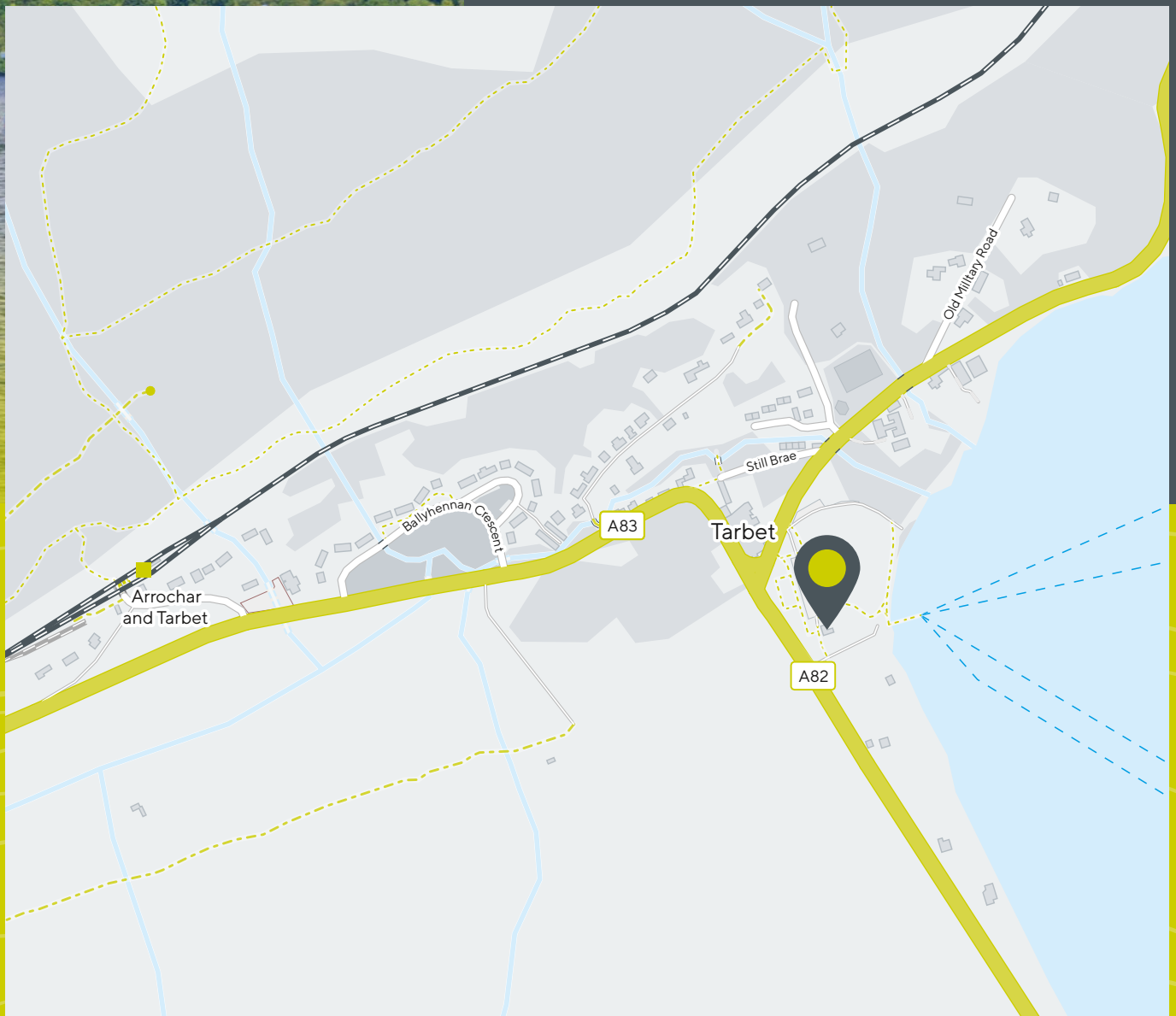
LOCATION

Located approximately 42 miles north-west of Glasgow City Centre, Tarbet is situated on the west bank of Loch Lomond within the Loch Lomond and The Trossachs National Park.



Tarbet is a unique and popular location on the A82 at its junction with the A83 leading to Arrochar, Inveraray and Oban and enjoys an attractive rural setting on the shore of Loch Lomond. Tarbet is often used as a resting place before onward journeys to the north and west.

The Visitor Centre is situated close to the Tarbet Hotel and the subjects, which formerly traded as Bonnie and Ben Café, are located within the Visitor Centre which benefits from adjacency to a significant number of car spaces and its proximity to Tarbet Pier, used by commercial cruise operators.



DESCRIPTION

The Visitor Centre is situated at the south of the site adjacent to car parking and to the west of Tarbet Pier. It is also situated directly adjacent to associated WC facilities, which are operated and maintained by Loch Lomond and the Trossachs National Park Authority. Internally, the subjects comprise a café/ kiosk arranged over ground floor only.

The subjects were previously operated as a coffee kiosk with an ingoing occupier capable of taking the existing equipment (a list of equipment is available upon request). The kiosk has the benefit of a sales hatch facing the car park which was a recent addition to improve service and visibilty.

The property has the benefit of frontage onto Loch Lomond together with immediate car parking and electric vehicle charging points.







FLOOR PLAN



ACCOMODATION

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

Ground Floor	173 sq ft (16 sq m)
--------------	---------------------

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 £7,500 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 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	£8,800
UBR (2021/2022)	£0.49
Rates Payable	£4,312

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.

The prior Lease Agreement allowed for the sale of hot and cold food and drink and the sale of tickets for boat transport and cruises on Loch Lomond.

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

For further information,
please contact:

John Conroy

07979 494915

John.conroy@ryden.co.uk

Ryden.co.uk

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden LLP for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden LLP has any authority to make or give any representation or warranty whatever in relation to this property. All negotiations are subject to contract.

Date of Publication: March 2022

