



TO LET

RETAIL PREMISES WITH HOT FOOD TAKEAWAY CONSENT

UNIT 1, BARGARRAN SHOPPING CENTRE
BARGARRAN SQUARE, ERSKINE, PA8 6BS

Shop premises within popular neighbourhood centre.

Consent granted for hot food takeaway use.

Net internal area of 88.00 sq.m (947 sq.ft) approximately.

Available for lease on full repairing and insuring terms.

Offers over £22,000 per annum invited.

LOCATION

Erskine is on the southern bank of the River Clyde approximately 15 miles west of Glasgow and it has excellent road links to the motorway network and is also relatively close to Glasgow Airport. The town has a resident population of approximately 17,500 persons.

Bargarran Shopping Centre provides a neighbourhood retail parade on the outskirts of the town, anchored by a Spar Supermarket and other traders include a Numark Pharmacy, a Post Office, The Eriskyne Bar and Restaurant plus other local traders.

Erskine Health Centre and Bargarran Community Centre forms part of the development and there is a playground and two modern primary schools situated to the south, i.e. Bargarran Primary and St John Bosco Primary.

DESCRIPTION

The property comprises a prominent ground floor lock-up shop unit at the western end of a retail terrace fronting the centre's car parking area. The unit has electrically operated roller shutter protection for the display window and entrance door.

The unit provides a main retail/sales area together with staff accommodation and toilet facilities to the rear.

FLOOR AREA

The Net internal area (excluding toilets) is 88 sq.m (947 sq.ft) approximately.

RATING

The Rateable Value is £15,500 and a new occupier will have an automatic right to appeal this assessment.

PLANNING

A planning consent has been granted for hot food takeaway use. A copy of the planning consent can be provided upon request.

SERVICE CHARGE

There is an annual service charge for the upkeep, maintenance and repair of common areas. This service charge is reviewed annually at the end of February and the current allocation (2023/2024) for Unit 1 is, budgeted at £1,459.

LEASE TERMS

The property is available for lease on a full repairing and insuring basis for a term to be agreed. Rental offers in excess of £22,000 per annum are invited.

EPC

A copy of the Energy Performance Certificate is available upon request. The energy rating is E.

VAT

VAT will be chargeable on the rent.

LEGAL COSTS

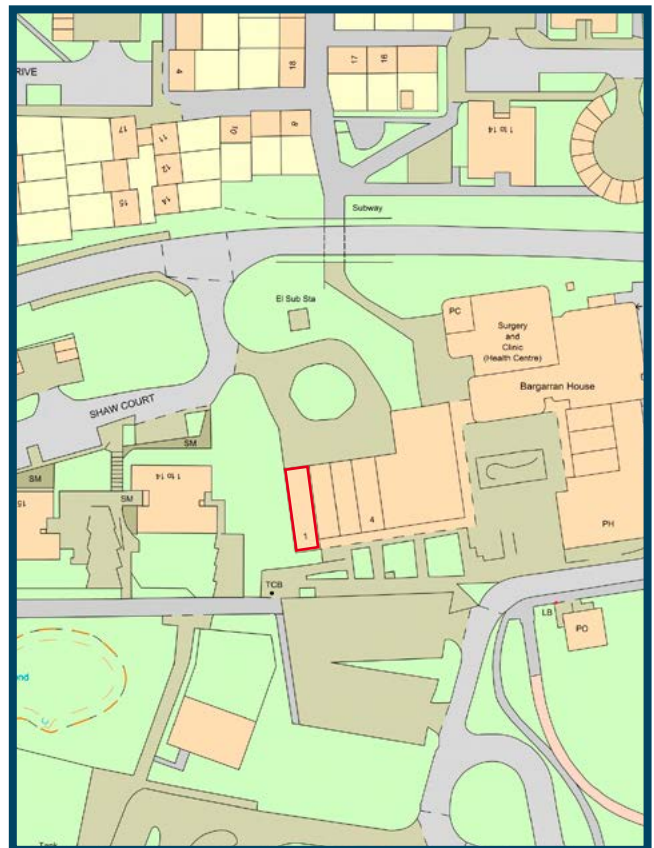
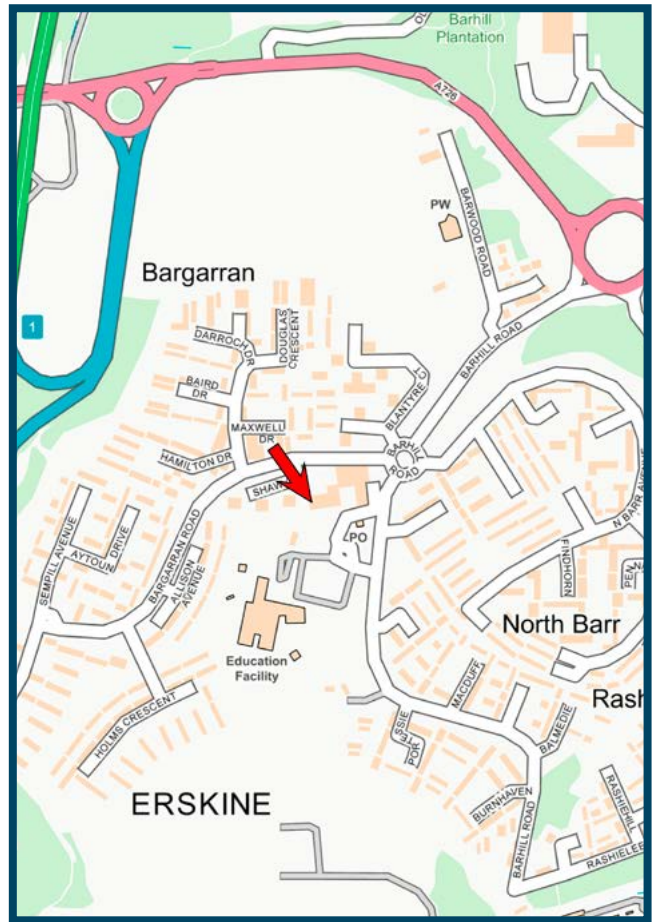
Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the sole letting agents:-

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