



FOR LEASE

- HIGH-VISIBILITY AREA
- EXCELLENT STREET FRONTAGE
- GROUND FLOOR
- 350 SqFt (32.5 SqM)

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5 Castle Terrace, Bridge of Weir, PA11 3EF

LOCATION

Castle Terrace is situated in the heart of the mature residential upper side of the popular West Renfrewshire village of Bridge of Weir. There are grand views to the north at the front stretching to Ben Lomond and beyond.

The Bridge of Weir has a small population of around 25,000 but this area gets a lot of attention from surrounding areas such as Glasgow.

THE PROPERTY

5 Castle Terrace, features an adaptable ground floor space, ready for a variety of businesses. Highlights include substantial street frontage and a prime location for high visibility in a bustling area.

ACCOMMODATION

NIA	SqFt	SqM
MAIN ROOM	350	32.5
TOTAL	350	32.5

RATING ASSESSMENT

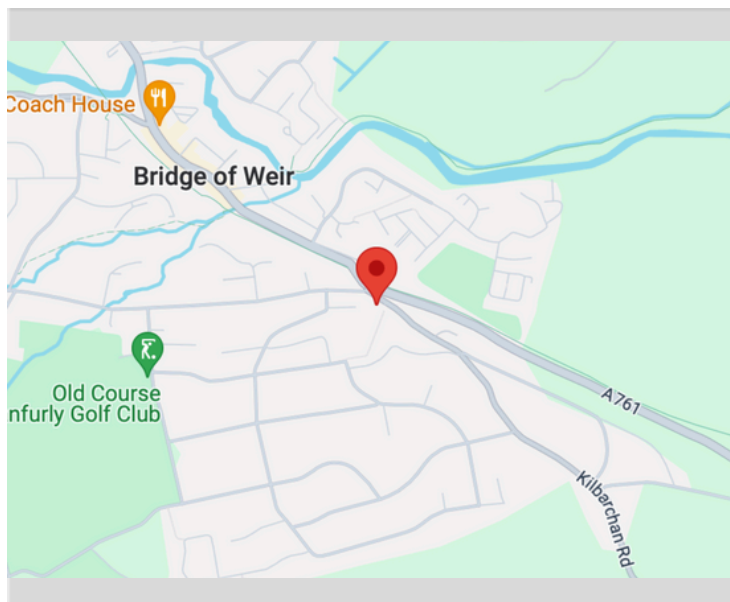
The property is currently entered in the Valuation Roll as follows:

ASK AGENT

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.



LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

FOR LEASE

£9,600 PER ANNUM

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

For more information or to arrange a viewing please contact -

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