



Chartered Surveyors - Estate Agents

OFFICES TO LEASE

2 Prieston Road, Bridge of Weir, PA11 3AJ

Location

Prominently situated on the A761, at its southern entry to the village, this previous Bank building has a frontage to Prieston Road, from which entry is provided.

There are shops and commercial users opposite and on Castle Terrace.

Description

The office suite is situated on the first floor of the two-storey building; the ground floor is fitted out as a dental surgery.

Having been fully refurbished, the suite provides light spacious accommodation of a Central reception area; Five rooms; Staff area; Ladies and Gents toilets.

Areas

From our measured inspection we confirm the subjects extend to 1285sq.ft.
(119.35sq.m.)

Lease Terms

The subjects are offered to the market on the basis of a new full repairing and insuring lease, for a period to be agreed, with regular rent reviews.

For the initial period, the proposed rent is £14,000 per annum net of VAT. With a 3-year rent review period.

Rateable Value

As from 01/04/2026 the rateable value of the office is £4,700 and full S.B.B.S relief could be granted.

William M. McVicar, F.R.I.C.S
RICS Registered Valuer

Legal Costs

Each party will be responsible for their own legal costs incurred. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax, registration dues and any VAT thereon.

Viewing/Further Information

Arrangements to view are through the sole letting agent:

William McVicar

Tel: 0141 331 1003

Email: mcvicarsurveyors@hotmail.com

