Ryden

TO LET

NEW BUILD CAFE
30 SQ M (323 SQ FT)

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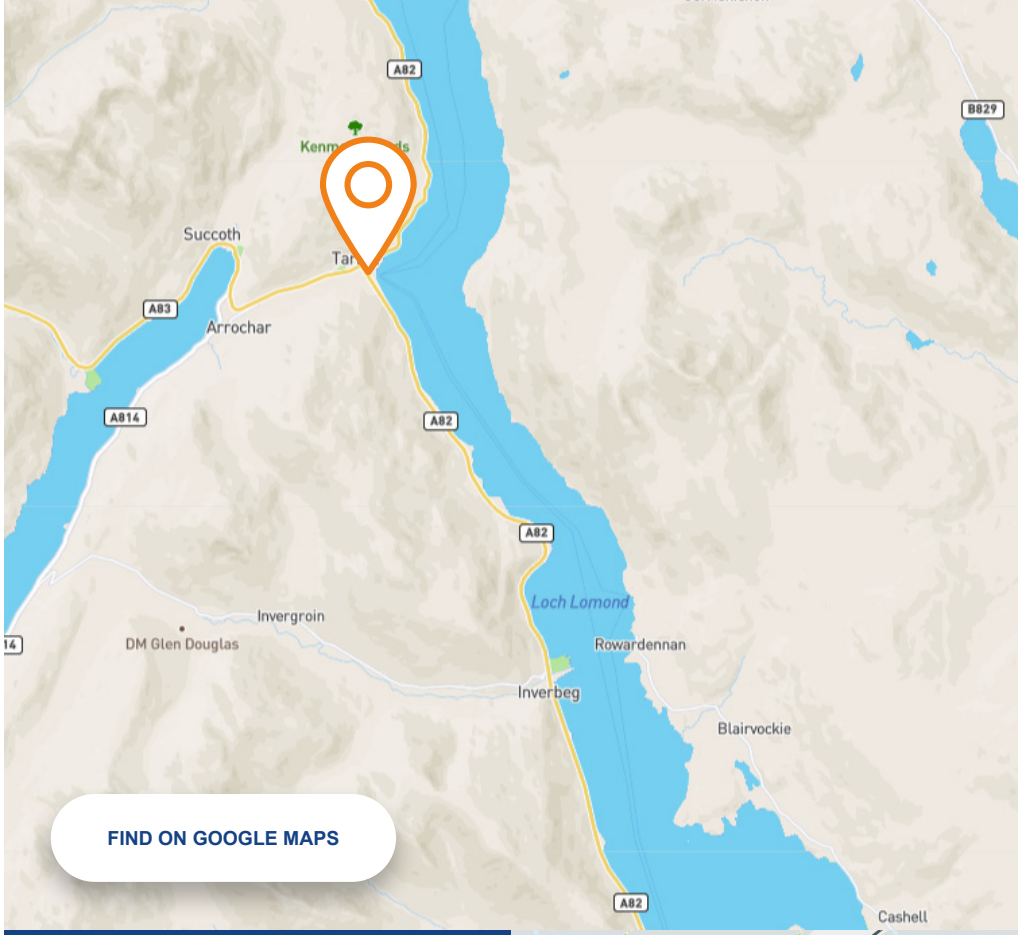
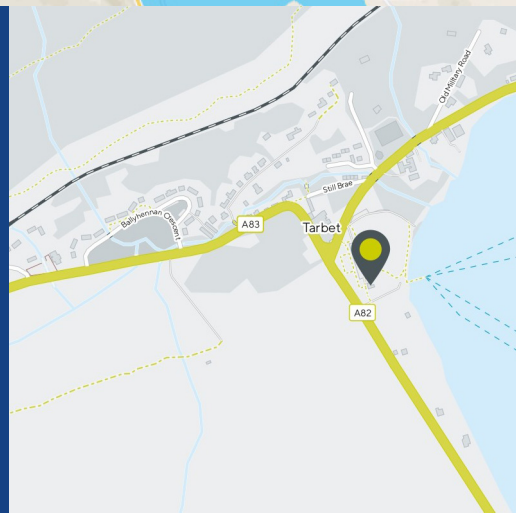
CAFE PREMISES
TARBET
ARROCHAR
G83 7DE

- EXCELLENT OPPORTUNITY FOR CAFE OPERATOR
- PROMINENTLY SITUATED NEAR TARBET PIER
- WITHIN LOCH LOMOND & TROSSACHS NATIONAL PARK OVERLOOKING LOCH LOMOND
- BENEFIT OF PARKING
- RATES FREE FOR QUALIFYING TENANTS
- CHANGING PLACES & GENDER NEUTRAL TOILETS



EXCELLENT OPPORTUNITY ON WATERFRONT LOCATION

30 SQ M (323 SQ FT)



LOCATION

Located approximately 43 miles north-west of Glasgow City Centre, Tarbet is situtated 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, Inverarary and Oban and enjoys an attractive rural setting on the shores of Loch Lomond. Tarbet is often used as a resting place before onward journeys to the north and west.

The site is easily accessible via rail, bus, cycle and car.

The newly built cafe is situated close to the Tarbet Hotel and benefits from adjacency to a significant number of car spaces (with electric vehicle charging points) and its proximity to Tarbet Pier, used by commercial cruise operators.

DESCRIPTION

The Cafe is situated at the south of the site adjacent to car parking and to the west of Tarbet Pier and enjoys extensive views over Loch Lomond. Tarbet is a popular site for both locals and visitors, giving excellent views and access to the water. Also proving a popular coach and tour bus stop for visitors to use the facilities and boat cruises.

It is 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 cafe arranged over ground floor only. The kiosk has the benefit of a sales hatch facing the car park in, there is also a picnic shelter on site.

The toilet block will include an Accessible WC, Changing Places Toilet and Gender Neutral WC/baby changing.

The cafe will also benefit from an outdoor seating area located between the buildings with external furniture being stored within the cafe store. This will give incoming occupiers addition seating for customers with c.20 extra seats outside.

A cafe store room of 4 sq m (43 sq ft) will be provided within this adjacent toilet building. Accessed within the store room, is a 1.5 sq m (16 sq ft) cleaning cupboard for the cafe's use. A bin store area suitable for 5 x 240L bins for cafe use will also be provided.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	30	323
CAFE STORE	4	43
TOTAL	34	366

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly upward only rent reviews, for a term to be agreed.

OFFERS

Rental offers are invited.

Parties are encouraged to submit, in writing, full details of their proposal including supplementary information on their financials and proposed use. Intererested parties may be notified of a closing date,.

EPC

Available upon request.

RV

The subjects are to be assessed for rating upon completion.

Rates Relief available for qualifying tenants

Artist's impressions are for indicative purposes only.

ENTRY

Upon agreement.

VAT

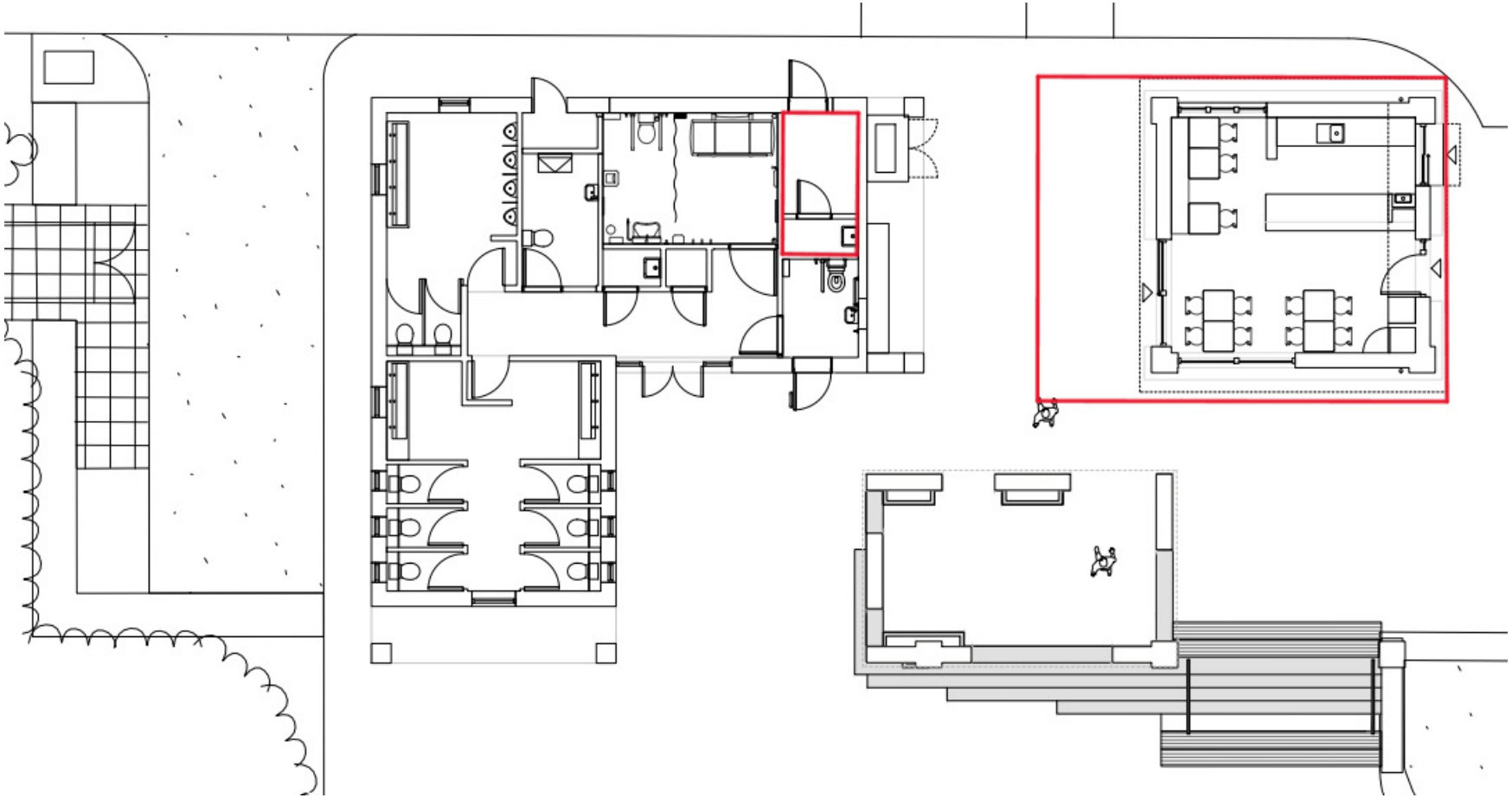
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

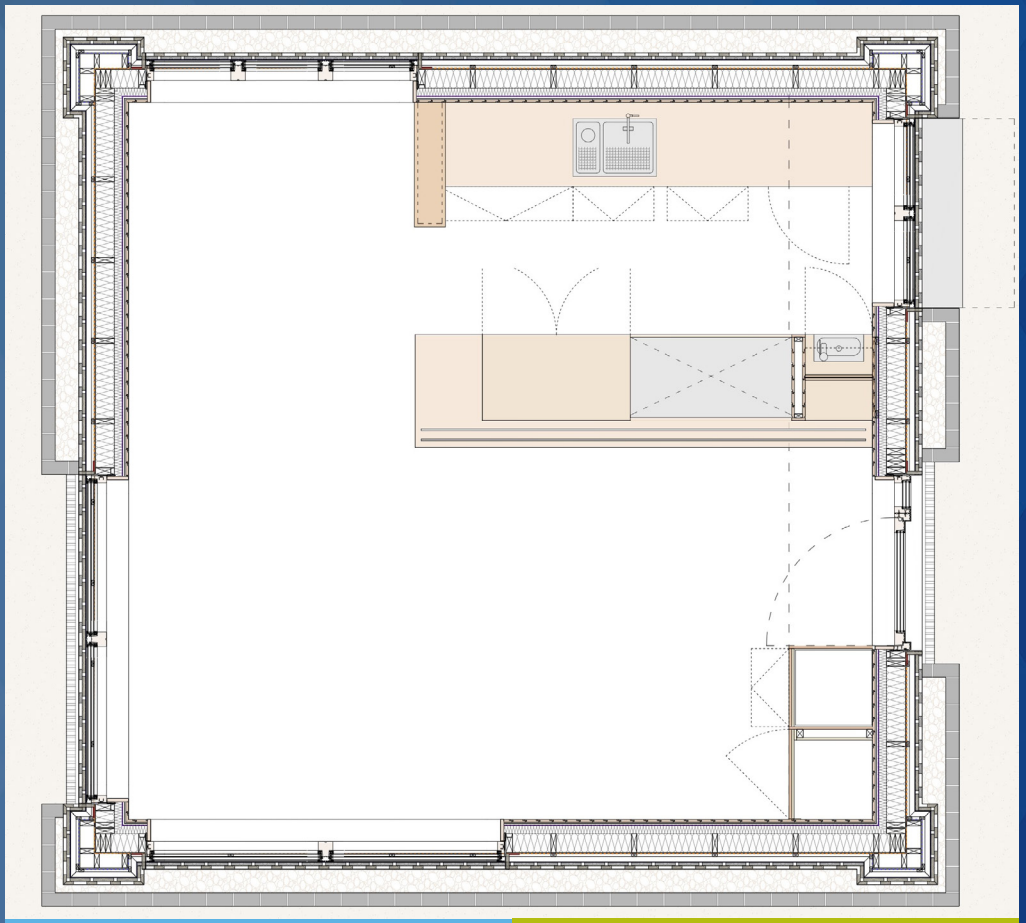
Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

LOCH LOMOND & THE TROSSACHS NATIONAL PARK

PROPOSED SITE PLAN



*areas included in the lease are shown in red



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GET IN TOUCH

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