

TO LET

Prominent Class 3 Premises

GIA: 237 SQM, (2,551 sqft)

**Located in the Popular and Affluent
Village of Bridge of Weir**

Dedicated on-Site Parking to the Rear

Benefits From Class 3 Consent

Rent:- £30,000 per annum



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Boundary Lines are for
indicative purposes only

LOCHNAGAR CAFE, 73 MAIN STREET, BRIDGE OF WEIR, PA11 3NR

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Location

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Bridge of Weir lies approximately 15 miles west of Glasgow City Centre within Renfrewshire Council.

Bridge of Weir benefits from excellent transport links with the A737 being located in close proximity, providing access to Glasgow City Centre and Scotland's wider motorway network. Johnstone Train Station is located approximately 4.0 miles from the subject property and provides direct services to Glasgow Central Station and Ayr Train Station.

The subject occupies a prominent position on Main Street which acts as one of Bridge of Weir's main thoroughfares. The surrounding area benefits from a blend of residential dwellings and commercial operators including Brite Dental, Kerr vet group, and Holmes Hughs and Sons.



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Description

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Occupying a prominent pitch within Main Street, the subjects comprise the ground floor and basement of a stand-alone premises benefitting from a brand new pitched slate roof. The property benefits from pedestrian access via Main Street as well as a large gravel car park/loading area, located to the rear.

Internally, the property features a spacious open-plan seating area on the ground floor, complemented by amenities including a kitchen and W/C facilities. Additionally, the basement is predominately used for storage purposes.

ACCOMMODATION

	SQM	SQFT
Ground Floor	164	1,755
Basement	73	796
TOTAL	237	2,551

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENT

Our client is looking for offers in excess of £30,000 per annum on the basis of full repairing and insuring lease terms.

PLANNING

We understand that the property benefits from having Class 3 planning consent in line with its previous use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any occupier to satisfy themselves in this respect.

RATEABLE VALUE

The premises are entered in the current Valuation Roll with a rateable value of £17,750. The business rate poundage for 2026/27 is 48.1p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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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.

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