TO LET

Ground Floor Retail Premises

NIA: 32.42 SQM (349 SQFT)

Modern Retail Premises

Situated In The Heart of Bridge of Weir Village

Benefits From High Levels of Passing Traffic

May Be Eligible For 100% Rates Relief

Rent: OIEO: £8,000 per annum

CLICK HERE FOR LOCATION!



1 WINDSOR PLACE, BRIDGE OF WEIR, PA11 3AF

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Location



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 Windsor Place, within close proximity to Main Street which acts as Bridge of Weir's main thoroughfare. The surrounding area benefits from a blend of residential dwellings and commercial operators including Slater Hogg and Howison Estate Agents, J R's Hairdressing and Corum.

CLICK HERE FOR LOCATION

Description





The subjects comprise a ground floor retail unit forming part of a larger two-storey tenement with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via an aluminium framed door incorporated within a large glazed frontage onto Windsor Place.

Internally, the subjects consist of multiple cellular rooms, benefitting from a wooden paneled flooring and a painted ceiling with spotlighting incorporated throughout. This is further complimented by a W/C facilities located to the rear of the premises.

ACCOMMODATION

	SQM	SQFT
Accommodation	32.42	349
TOTAL	**32.42**	**349**

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

The Detail

RENT

Our client is seeking offers in excess of £8,000 per annum on the basis of fully repairing and insuring lease terms.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £4,700. The rate poundage for 2026/27 is 48.1p to the pound. As such, incoming tenants may benefit from partial relief via the Small Business Bonus Scheme.

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 ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

Get in Touch

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

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t: 0141 331 2807

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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. REVISED: November 2026

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