

TO LET



Commercial Property

LOCH LOMOND & THE TROSSACHS NATIONAL PARK
LUSS, ARGYLL & BUTE G83 8PG



- Popular tourist location
- Attractive village location within the National Park
- GIA: 223 sq m (2,359 sq ft)



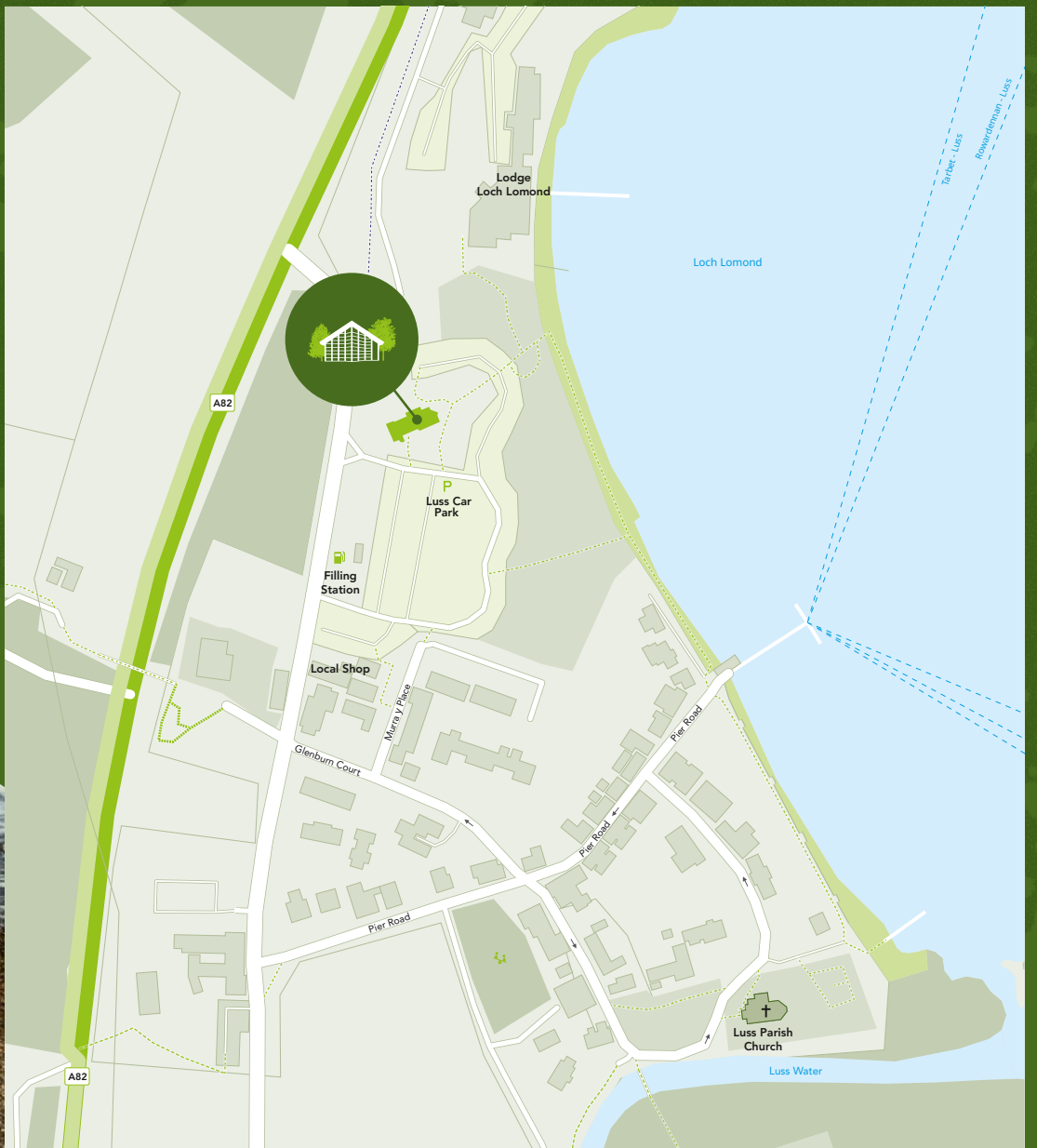
LOCATION

Luss is located within Loch Lomond & The Trossachs National Park approximately 28 miles north-west of Glasgow City Centre.

Situated on the west bank of Loch Lomond, Luss is a picturesque village enjoying an attractive view over Loch Lomond and has a rural setting of woodlands with open space and plentiful immediate car parking and picnic areas nearby. Various coach and tour companies visit daily bringing significant tourism to the area. An additional 260-space car park will open in the village in 2021.

The property has the benefit of close proximity to Luss filling station, the local Village Shop and toilet facilities. Other tourism businesses such as water activities, cycle hire, loch cruises and hotels are all within walking distance of the property to let.







DESCRIPTION

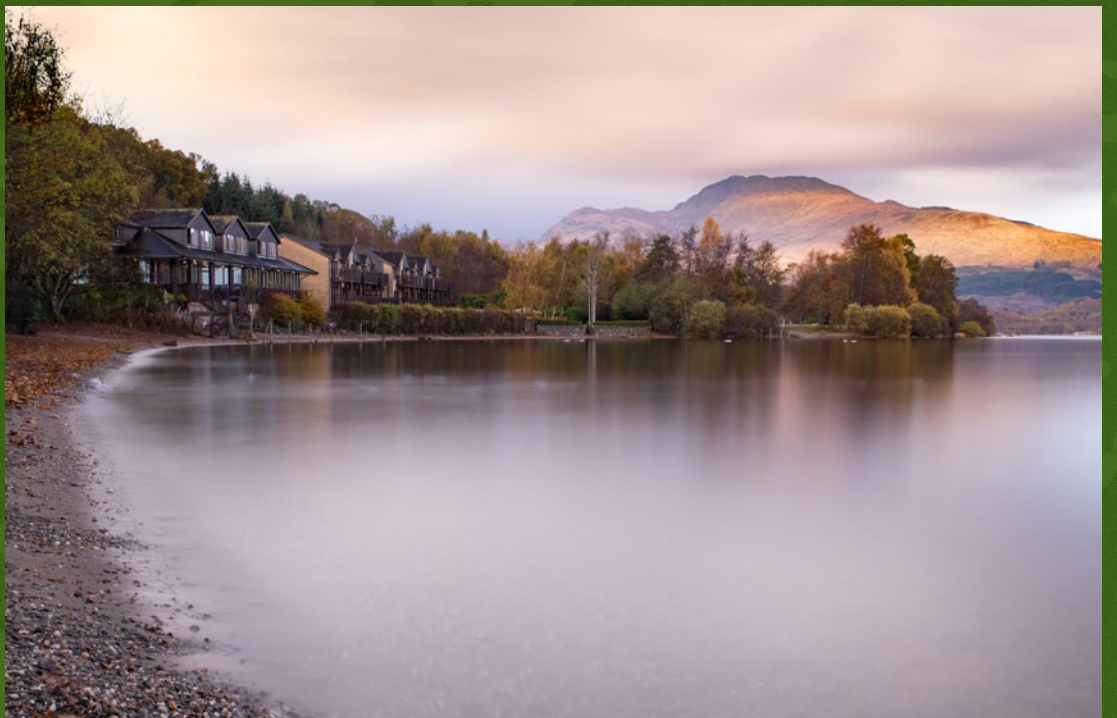
The subjects are located to the north of the village with easy access to the A82 and direct access to a car park. The property is arranged over two storeys and is of modern construction. It was first opened in August 1994.

The subjects previously operated as a visitor centre with a cafe and retail area and ancillary offices above. The ground floor retail area benefits from a double height ceiling with large, full height glazed frontage overlooking Loch Lomond.

The first floor benefits from a separate entrance and comprises offices, kitchen/tea prep area and staff toilets.

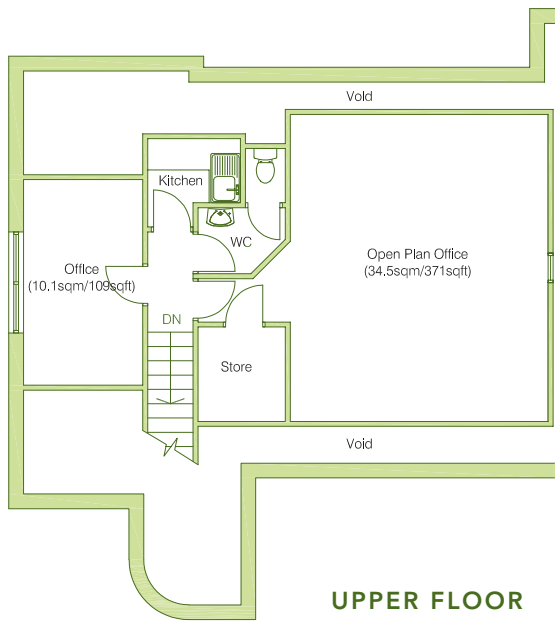
The property has the benefit of a fantastic frontage which has a vista onto the west side of Loch Lomond.







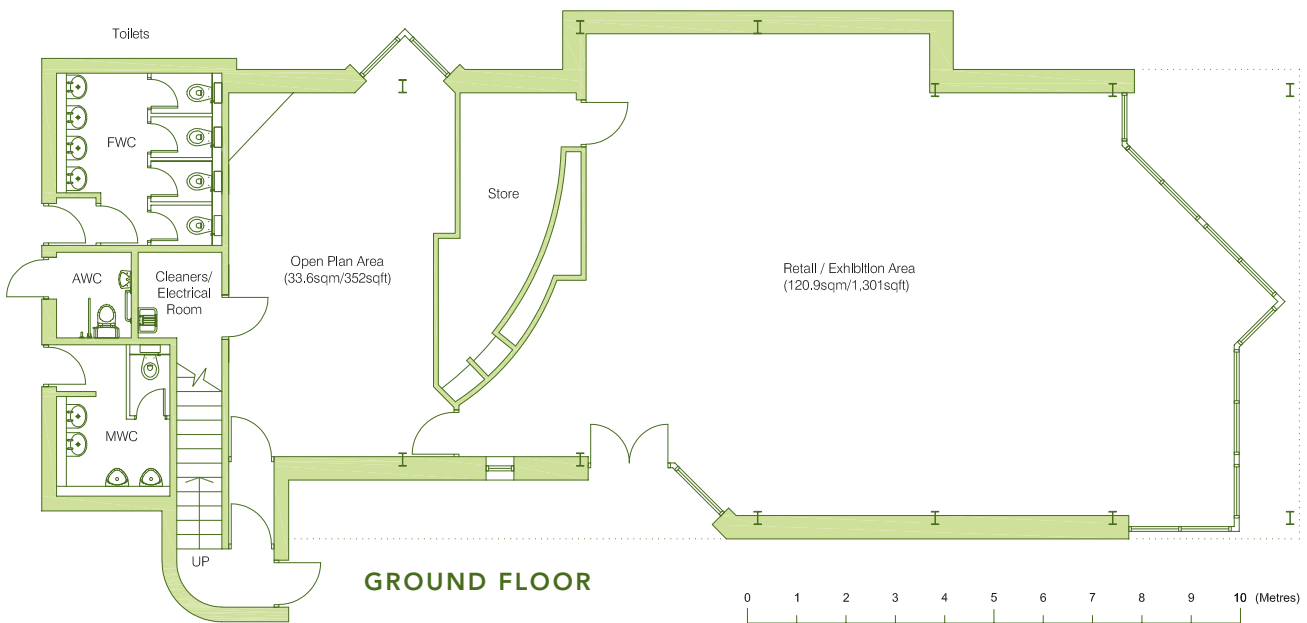
FLOOR PLANS



UPPER FLOOR

The subjects comprise the following areas:

Ground Floor	1,779 sq ft	(165 sq m)
First Floor	580 sq ft	(54 sq m)
Total	2,359 sq ft	(219 sq m)



GROUND FLOOR



LEASE TERMS

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

RENT

Rental Offers Invited Over £15,000 per annum.

This lease is being marketed in an open competitive tender process and applications will be evaluated according to Quality of Business, Community Benefits and Sustainability in addition to Price/Rental Offer. For more information and to complete your tender application contact john.conroy@ryden.co.uk for the form.

RATING ASSESSMENT

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £13,900. The current UBR (2020/2021) is £0.498, therefore rates payable will be in the order of £6,922.

Under the Small Business Bonus Scheme, properties with an RV below £15,000 may benefit from 100% relief on rates payable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

PLANNING

The property currently has a consent for lease Class 10 (non-residential). A variety of uses may be suitable, subject to statutory consents.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transaction Tax and registration dues.

VAT

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





VIEWING AND FURTHER INFORMATION

Please contact the sole letting agents:

John Conroy

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Ryden.co.uk

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