

TENANT INCENTIVES AVAILABLE

- Shop premises within popular neighbourhood centre.
- Unit 1 has consent for hot food takeaway use.
- Premises available for lease on full repairing and insuring terms.
- Unit 1 — 88 sq.m. (947 sq.ft.) net internal area.
- Unit 2 — 77.81 sq.m. (837 sq.ft.) net internal area.
- Available for lease separately but ability to combine units.
- Suitable for Class 3/restaurant, showroom, retail, clinic, optician, dental surgery, leisure or office uses subject to planning.
- Unit 1 rental offers over £22,000 per annum.
- Unit 2 rental offers over £18,000 per annum.
- Rent for combined premises available on application.
- ATTRACTIVE INCENTIVES AVAILABLE



UNITS 1 & 2

BARGARRAN SHOPPING CENTRE • BARGARRAN SQUARE • ERKSINE • PA8 6BS

Property Details

LOCATION

Erskine is on the southern bank of the River Clyde approximately 15 miles west of Glasgow and it has excellent road links to the motorway network and is also relatively close to Glasgow Airport. The town has a resident population of approximately 17,500 persons.

Bargarran Shopping Centre provides a neighbourhood retail parade on the outskirts of the town, anchored by a Spar Supermarket and other traders include Numark Pharmacy, The Post Office, The Eriskyne Bar and Restaurant plus other local retailers.

Erskine Health Centre and Bargarran Community Centre forms part of the development with a playground and two modern primary schools situated to the south, i.e. Bargarran Primary and St John Bosco Primary.

DESCRIPTION

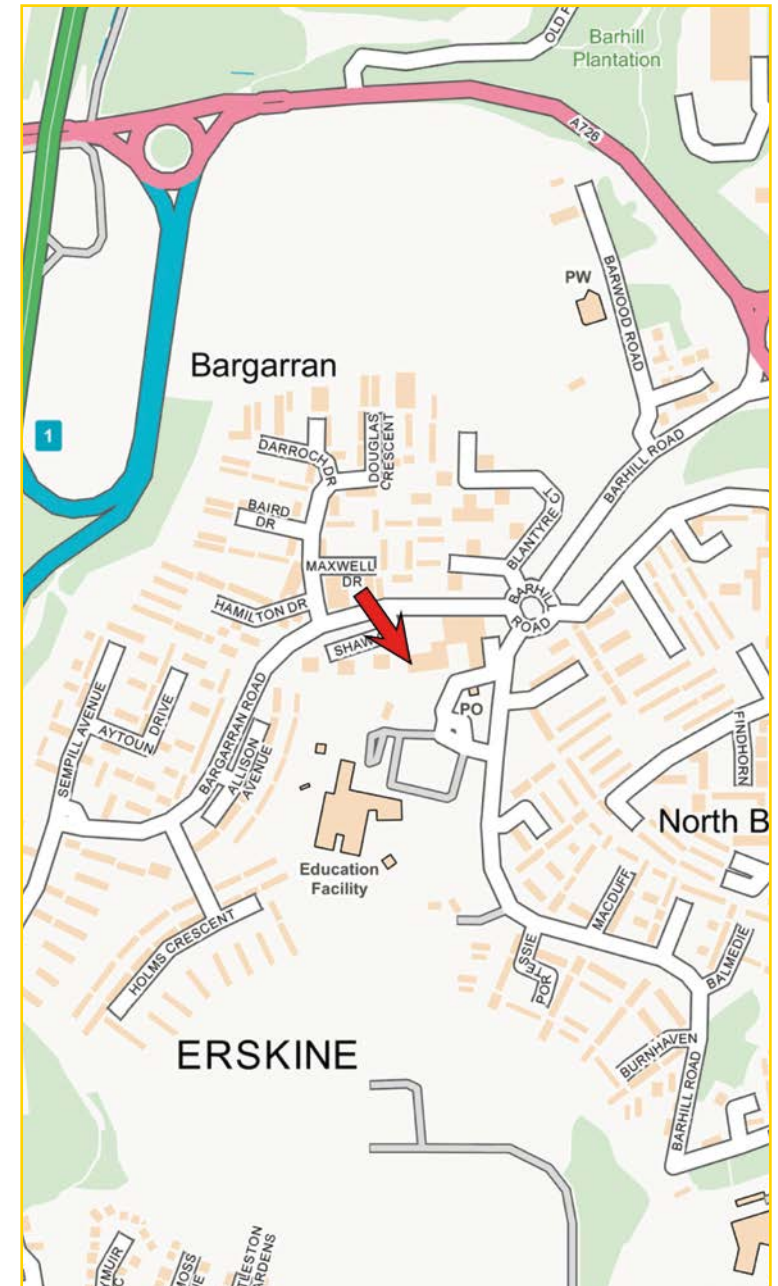
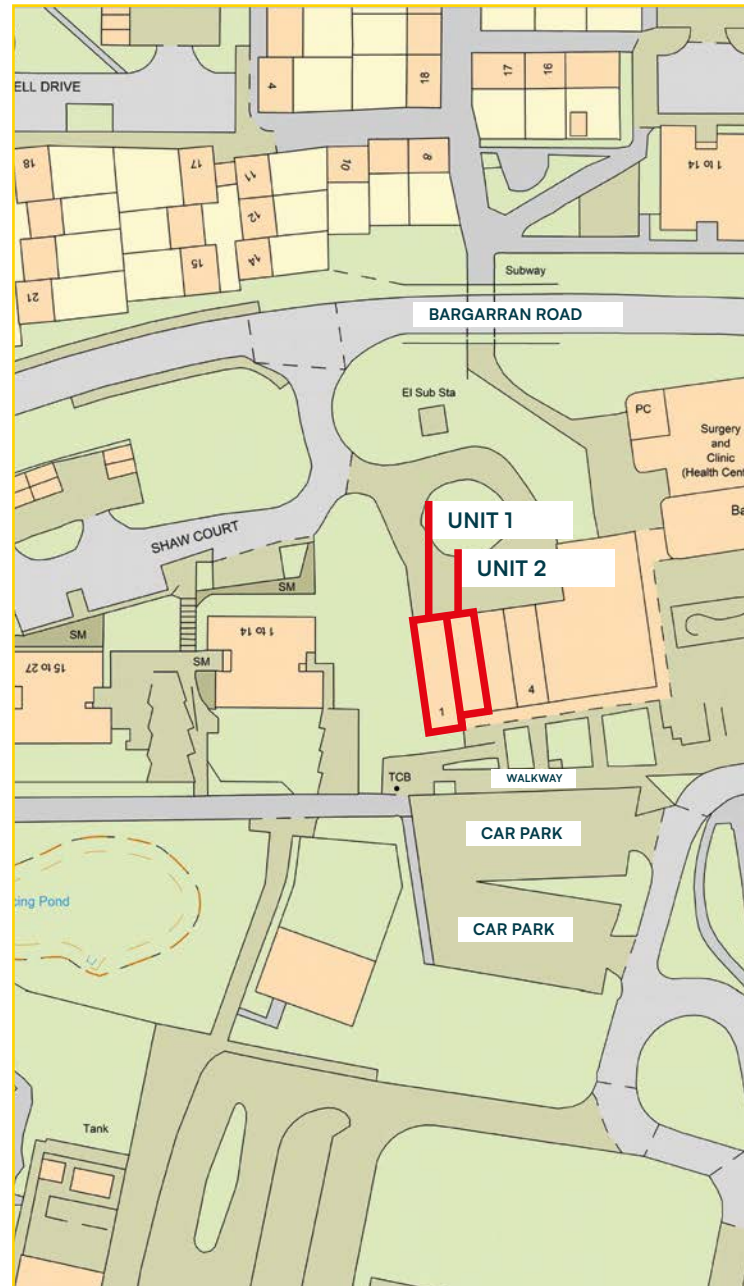
The properties comprise prominent lock-up shop units situated towards the western end of a retail terrace fronting the centre's car parking area.

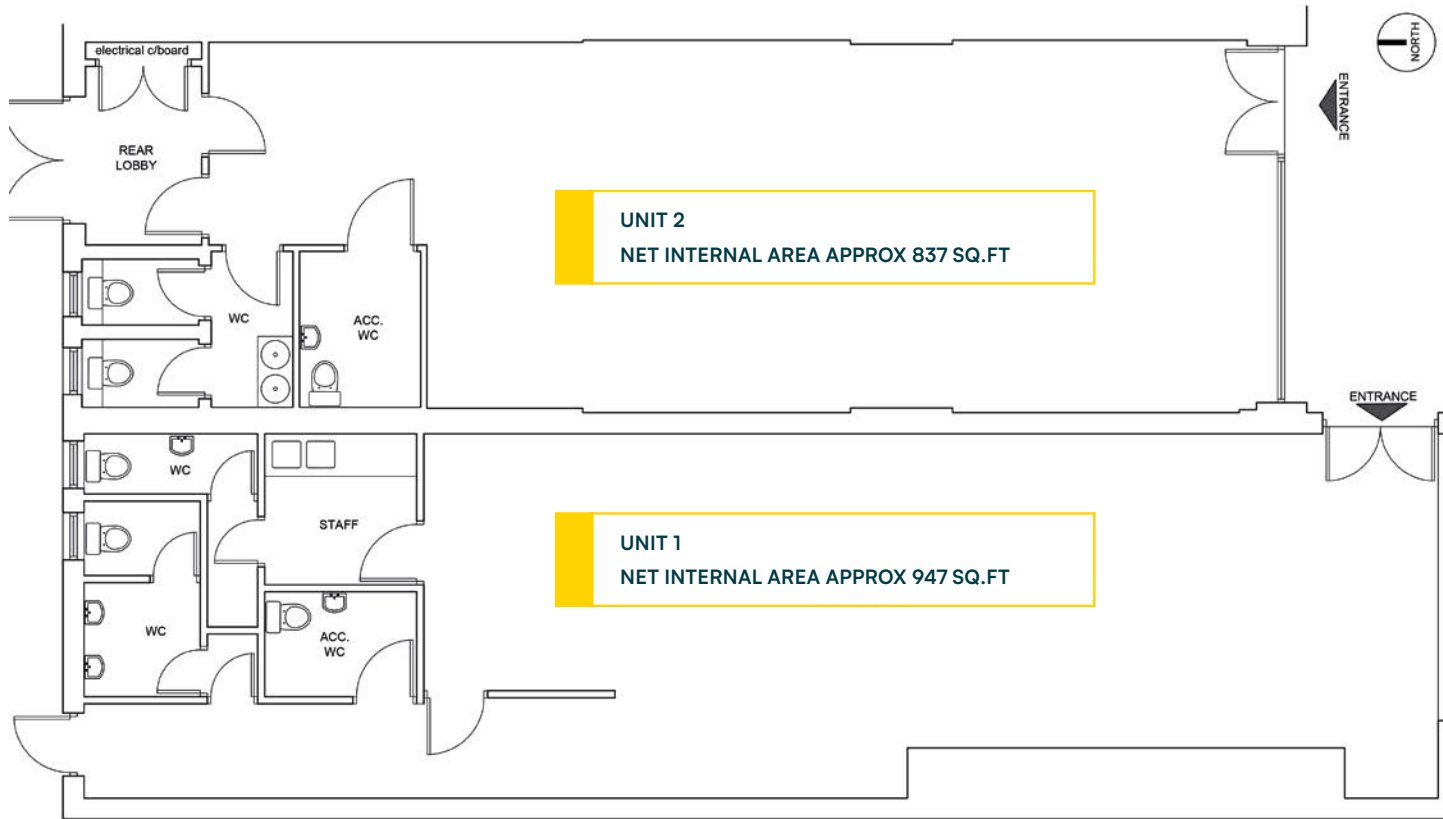
Unit 1

This has an electrically operated roller shutter protecting the prominent display window and entrance door. The layout of the unit is shown on the attached plan and it basically provides a main sales area together with staff accommodation and toilet facilities to the rear.

Unit 2

This has a double window display frontage with roller shutter protection. Again, the layout is as shown on the attached plan and the unit has a main sales area together with storage and toilet facilities to the rear.





PLANNING

Whilst the subjects have established retail use Unit 1 has the benefit of Class 3 hot food takeaway consent. Our clients believe that, subject to necessary consents the premises either individually, or combined, have potential for a variety of uses such as showroom space, restaurant, aesthetics clinic, vet/doctors surgery, gym/dance studio or professional offices.

Parties should make their own detailed inquiries concerning change of use to Renfrewshire Council, Planning Department:-

Telephone - 0300 300 0300
Email - dc@renfrewshire.gov.uk

SERVICE & INSURANCE CHARGES

There is an annual service charge for the upkeep, maintenance and repair of common areas and common parts of the retail terrace. This covers costs of maintaining roof, external walls, rainwater system, main drains, etc. It also covers the likes of maintenance of landscaping, car park, external and emergency lighting and refuse disposal. This service charge is reviewed annually in the first quarter of each year and the current allocations are as noted below.

In addition, our clients have a block insurance policy for the parade and premiums noted below are also re-charged to the tenants. Charges are as undernoted:

UNIT	SERVICE CHARGE	INSURANCE
Unit 1	£1,623	£407.23
Unit 2	£1,400	£351.27

ENERGY PERFORMANCE

A copy of the Energy Performance Certificates for the subjects are available upon request.

The rating for Unit 1 is E.

The rating for Unit 2 is G.

FLOOR AREAS

The units have the undernoted approximate net internal floor areas:-

UNIT	sq m	sq ft
Unit 1	88	947
Unit 2	77.81	837

RATING

The subjects have the undernoted Rateable Values:-

UNIT 1 - £15,500

UNIT 2 - £14,750

New occupiers will have an automatic right to appeal these assessments and an element of Rates Relief may be applicable under the Small Business Bonus Relief Scheme, subject to applicant status.

LEASE DETAILS

The units are available for lease on a Full Repairing and Insuring basis for a minimum period of 3 years and offers in excess of the rental figures below are invited.

UNIT 1 - £22,000 per annum

UNIT 2 - £18,000 per annum

Attractive ingoing tenant incentives are available.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VAT

VAT will be chargeable on the rent.

Make an Enquiry

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents:-

Graeme Todd MRICS

Tel: 07831 274556

E-mail: Graeme.todd@dmhall.co.uk

OR

Leah Sellers MRICS

Tel: 07879 626448

E-mail: Leah.sellers@dmhall.co.uk

PROPERTY REF: WSA2498

DATE OF PUBLICATION: NOVEMBER 2024

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property, (iv) All prices, premiums and rents quoted are exclusive of VAT, (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.



UNIT 1



UNIT 2



DM HALL

UNITS 1 & 2 BARGARRAN SHOPPING CENTRE • BARGARRAN SQUARE • ERKSINE • PA8 6BS