

TO LET
RETAIL PREMISES



**One Lyle Buildings,
Lochwinnoch Road,
Kilmacolm, PA13 4LE**

- Rarely available retail unit
- Prominent location
- Extends to approximately 33.72 sq.m. (363 sq.ft.)
- Potential for rates exemption
- Suitable for a variety of uses
- Rental offers in the region of £10,000 per annum

LOCATION

The village of Kilmacolm lies approximately 15 miles to the west of Glasgow within the county of Inverclyde.

Kilmacolm is a popular commuter village with a population of approximately 4,500 residents with much of the population travelling to and from Glasgow to work or study. The village provides a range of amenities associated with a settlement of this size including primary and secondary schooling, medical facilities, a national supermarket brand, cafes and restaurants.

The village is well connected to the national motorway network via the A761 (Bridge of Weir Road), which runs between Port Glasgow and Johnstone. Glasgow International Airport is situated approximately 10 miles to the east of the village.



Train services to and from Glasgow are run from the nearby towns of Port Glasgow and Johnstone respectively.

The subject property is located within the village centre in an area that is typified by traditional tenement buildings containing residential flats on the upper floors with commercial uses on the ground floor in the form of small-scale retail units.

More specifically, the subjects are located on the south side of Lochwinnoch Road, close to its junction with Port Glasgow Road (A761) within the centre of Kilmacolm.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger three-storey building of blonde sandstone construction. The building is surmounted by a pitched and slate clad roof.

Externally, the subjects benefit from a modern aluminium framed glazed frontage. Access to the property is via a single pedestrian access door.

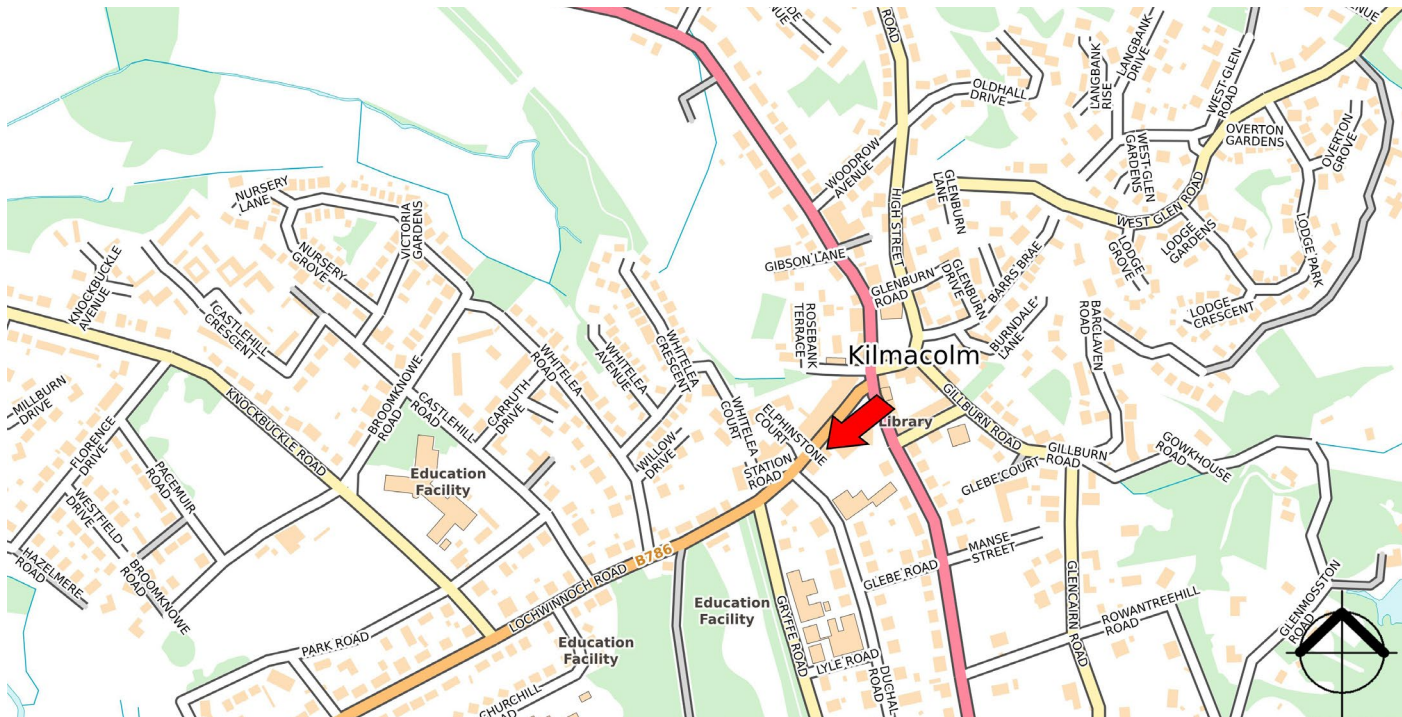
Internally, the property benefits from open plan retail space with a front sales area. There is ancillary storage located at the rear of the unit in addition to toilet facilities.

Neighbouring tenants include Co-op, Boots, Chest Heart & Stroke Scotland and a mix of quality independent retailers. The property would be suitable for a variety of retail uses.

ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Floor	SQ.M	SQ.FT
Ground	33.72	363



To arrange a viewing please contact:



RYAN FARRELLY

Associate

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LEASE TERMS

The premises are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.

RENT

Our clients are seeking offers in excess of £10,000 per annum. Incentives are available for long-term tenants.

RATING ASSESSMENT

The current Rateable Value is £8,400. However, we understand the Rateable Value will increase to £8,600 from 1st April 2026.

At both rating assessments, the property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted as exclusive of VAT at the prevailing rate.

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.