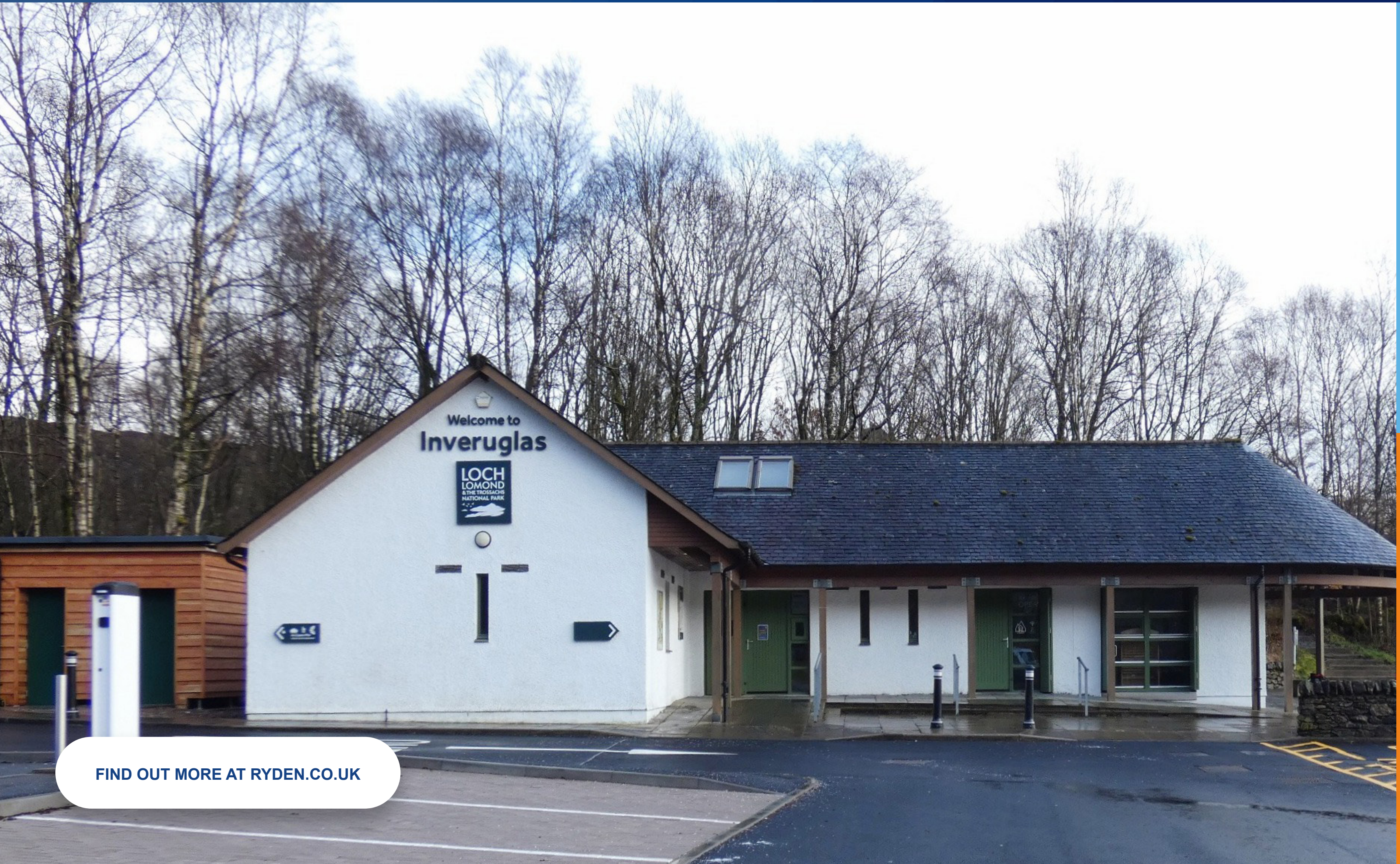
Ryden

TO LET

COFFEE SHOP
56 SQ M (603 SQ FT)



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INVERUGLAS VISITOR CENTRE
ARROCHAR
G83 7DW

- PROMINENT BUILDING ON A BUSY ROUTE
- ATTRACTIVE SETTING ON SHORE OF LOCH LOMOND
- MODERN PURPOSE BUILT, FITTED FACILITIES
- RATES FREE FOR QUALIFYING TENANTS
- AVAILABLE IMMEDIATELY

ON BEHALF OF

LOCH LOMOND & THE TROSSACHS NATIONAL PARK

LOCATION

Located approximately 46 miles north-west of Glasgow, Inveruglas is situated on the west bank of Loch Lomond within the Loch Lomond and The Trossachs National Park.

Inveruglas enjoys an attractive setting on the shore of Loch Lomond within a rural setting of woodlands with open space and plentiful immediate car parking and picnic areas. This is a popular location for walkers accessing the Arrochar Alps (Munros) with an access path nearby.

The Visitor Centre is a popular break for tourists and is a popular viewing point for the loch and surrounding areas. There are also camping permit areas and a pontoon.

DESCRIPTION

The Visitor Centre is situated at the eastern side of the park car park and is arranged over ground floor only. Internally the subjects comprise a cafe which is situated adjacent to associated WC facilities. There is also an area for outdoor seating.

The subjects were previously operated as a coffee shop with an ingoing tenant capable of taking the existing equipment (a list is available upon request). The adjacent WC facilities are operated and maintained by Loch Lomond and the Trossachs National Park Authority.

The property's frontage looks onto the banks of Loch Lomond and car parking (with electric vehicle charging points) is available within the car park.

ACCOMMODATION

The net internal area of the cafe is outlined in red on the Floor Plan as follows:-

	SQ M	SQ FT
GROUND FLOOR	56	603

A POPULAR BREAK FOR TOURISTS WITH EXCELLENT VIEWS OVER THE LOCH

LEASE TERMS

The subjects are available on a new Internal Repairing Only lease, incorporating 5 yearly upward only rent reviews, for a term to be agreed.

OFFERS

Rental offers are invited.

Parties are encouraged to submit in writing full details of their proposal including supplementary information on their financials and proposed use. Interested parties will be notified of any closing date.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having a Rateable Value of £4,850.

The current UBR (2026/2027) for properties with an RV under £51,000 is £0.481. Under the Small Business Scheme, properties with an RV below £12,000 may qualify for 100% relief on rates payable, depending on individual circumstances. Interested parties should contact their Local Authority for further information. The next rates review is due to take place in 2028.

The reader will have noted that recent Government intervention will allow for a qualified tenant to gain the first 12 months' rates free. Interested parties should make their own enquiries to the Local Authority.

EPC

The property has a rating of G. A copy of the certificate is available upon request.

ENTRY

Immediate.

VAT

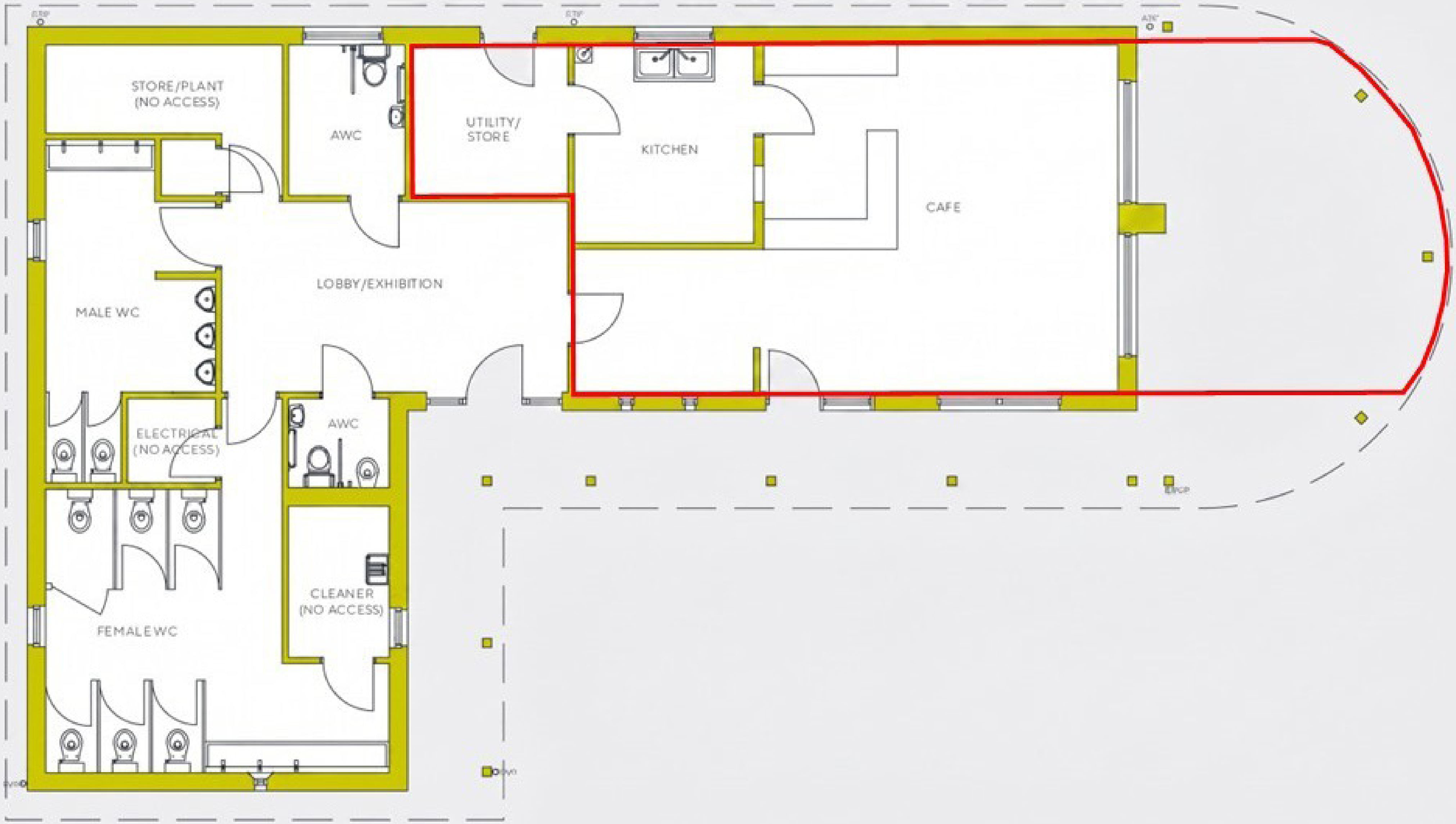
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.


MENU
THE DEN
TODAY'S TEAM
TEA
LATTE
CAPPUCCINO
FLAT WHITE
AMERICANO
ESPRESSO
MACCHIATO
FILTER COFFEE
HOT CHOC
MOCHA

FLOOR PLAN


STORE/PLANT
(NO ACCESS)
AWC
UTILITY/
STORE
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LOBBY/EXHIBITION
ELECTRICAL
(NO ACCESS)
AWC
CLEANER
(NO ACCESS)
FEMALE WC


Now
wash your
hands

INVERUGLAS VISITOR CENTRE ARROCHAR G83 7DW

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COFFEE SHOP

56 SQ M
(603 SQ FT)

GET IN TOUCH

Please get in touch with our letting agent for more details.

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