

# TO LET

## Retail Unit

NIA: 79.85 Sqm (860 Sqft)

Modern Retail Unit

Located Within An Established  
Retail Parade

Large Glazed Shop Frontage

Suitable For A Variety Of Uses  
(Subject To Planning)

Rent: OIEO: £18,000 per annum



[CLICK HERE FOR LOCATION!](#)



## UNIT 3, BARGARRAN SQUARE, ERSKINE, PA8 6BS

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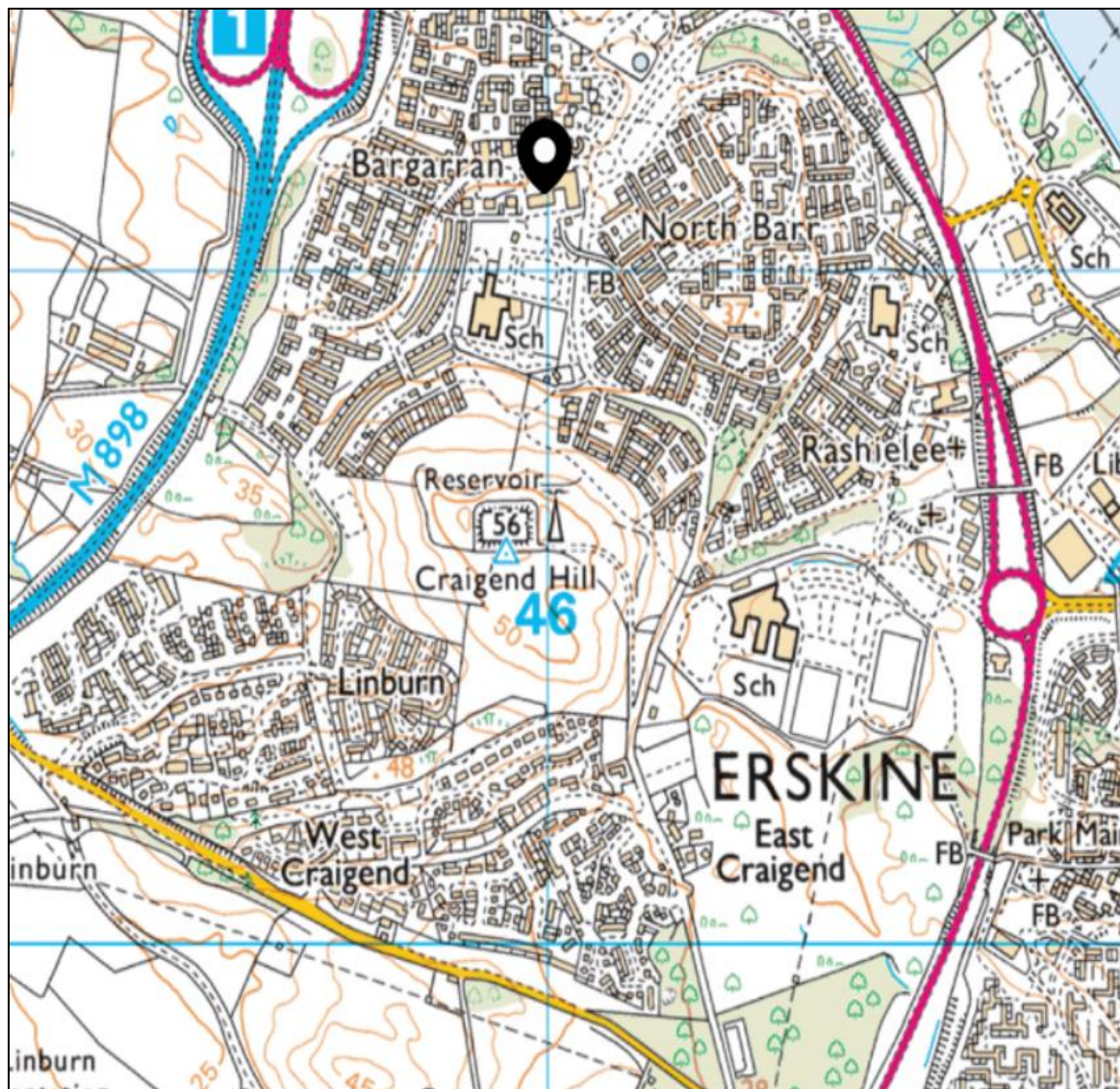






# Location

UNIT 3, BARGARRAN SQUARE, ERSKINE, PA8 6BS



The subjects are located in Erskine, lying approximately 10 miles east of Glasgow City Centre within Renfrewshire council district.

Erskine benefits from excellent transport links with the M898 and M8 motorways providing access to Glasgow, Edinburgh and beyond. The iconic Erskine Bridge provides a crossing over the River Clyde, linking Renfrewshire and West Dumbartonshire. Nearby train stations at Bishopton and Dalmuir offer frequent services to Glasgow Central Station.

More specifically, the subjects occupy a prominent pitch within Bargarran Shopping Centre which is occupied by a range of commercial operators, from local to national covenant strength. The surrounding area consists of a blend between residential and commercial occupiers including Spar Convenience Store, Barracuda Fish Shop and Rowlands Pharmacy.



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# Description

UNIT 3, BARGARRAN SQUARE, ERSKINE, PA8 6BSB



The subjects comprise of a mid-terraced retail unit spanning across ground floor level. The subjects benefit from dedicated pedestrian access via a large glazed door and is protected by way of an electric roller shutter.

Internally, the subjects consist of an open plan sales area to the front, benefitting from a wooden slat floor covering and spotlights incorporated throughout. A large spacious room, W/C facilities and a small kitchen/prep area can be found to the rear of the premises.

The premises also benefits from a dedicated car park to the front, suitable for customers and employees.

## ACCOMMODATION

	SQM	SQFT
Accommodation	79.85	860
<b>TOTAL</b>	<b>79.85</b>	<b>860</b>

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).





## RENT

**Our client is seeking offers in excess of £18,000 per annum on the basis of a full repairing and insuring lease.**

## 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 incoming tenant to satisfy themselves in this respect.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £15,000. The rate poundage for 2025/2026 is 49.8p to the pound. As such, any incoming tenant may be eligible for 100% rates relief via the small business bonus scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

Unless otherwise stated, all figures are quoted exclusive of VAT.

## Get in Touch

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



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## 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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