

# QUALITY RETAIL SPACE



## LOCATION

The retail space is formed within a new build development of 22 apartments, which are being constructed immediately adjacent to the River Leven, on Balloch Road, within the centre of Balloch. Balloch is well located, being served by the A82 which runs approximately 1 mile from the property, whilst Balloch railway station is immediately adjacent, on the opposite bank of the river.

Balloch Road forms one of the main arterial routes passing through the town and the development has excellent frontage to the street. The retail space is located immediately opposite Balloch House Hotel and is close to the entrance to Balloch Country Park. Other retailers in the locality include a hot food unit, hairdressers and gift shop.

Loch Lomond Shores shopping development is close-by and to the west.

## TO LET/MAY SELL

- Located within town centre of Balloch
- Part of unique riverside development
- Developers shell specification
- Units from 70 sq m (753 sq ft) to 418.5 sq m (4,505 sq ft)

## DESCRIPTION

The retail space forms part of the ground floor of a modern development of 22 apartments, of steel frame construction with feature brick and timber infill panels. The space will be designed to a developers shell specification, awaiting fit-out by the tenant.

The space is available as either a single unit, or up to four smaller units, as detailed below.

The space benefits from shared parking to the side and rear of the development and a loading bay is formed to the front of the building.

## AREAS/ACCOMMODATION

The completed unit will extend to an approximate gross internal area of 418.5 sq m (4,505 sq ft) or thereby.

The unit is capable of subdivision to form smaller units from approximately 70 sq m (753 sq ft) or thereby. Indicative plans to suit individual requirements can be provided upon request.

## RATING

The retail space will be assessed on completion of fit-out/sub-division works. Indicative rates figures can be provided via the Joint Letting Agents.

## RENT

On application.

## VAT

VAT will be payable on the rent.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Stamp Duty Land Tax and Registration Fees.

## VIEWING AND FURTHER INFORMATION

By contacting the Joint Letting Agents:

Thomson Property Consultants  
4th Floor, 82 Mitchell Street  
Glasgow  
G1 3NA

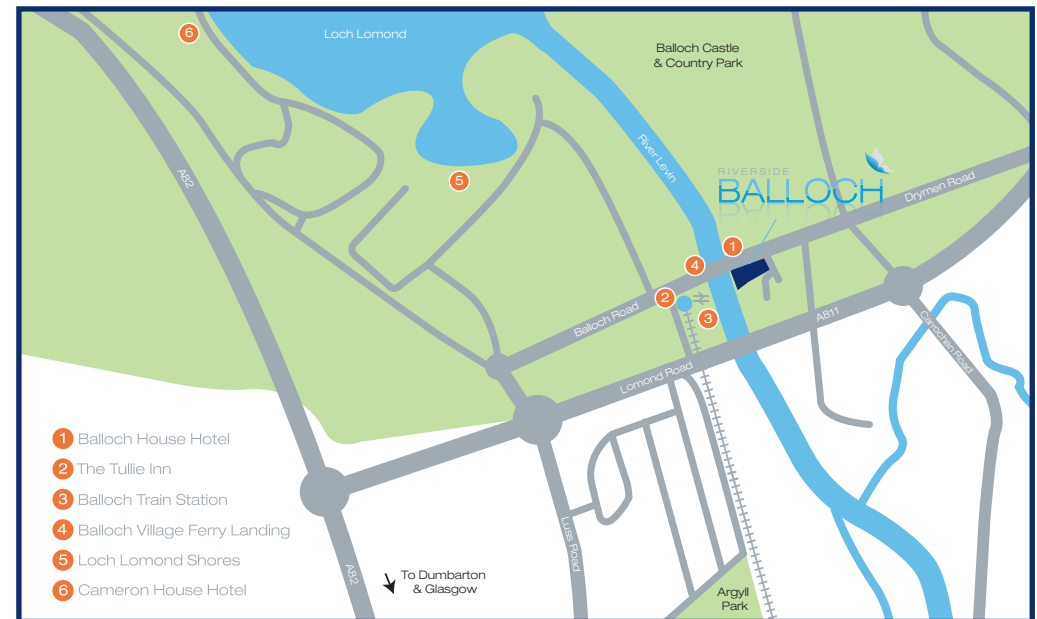
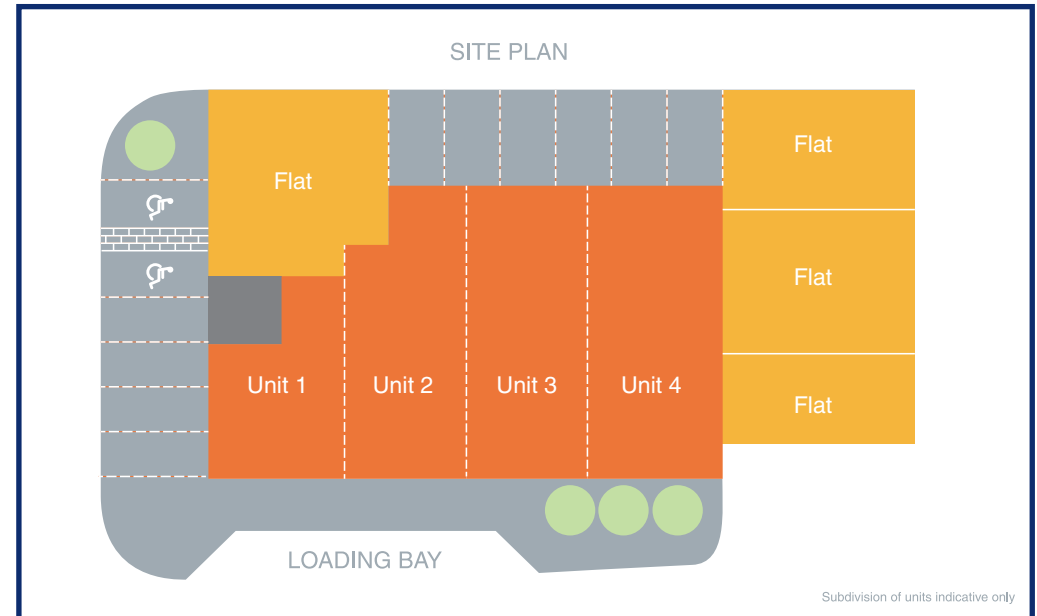
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