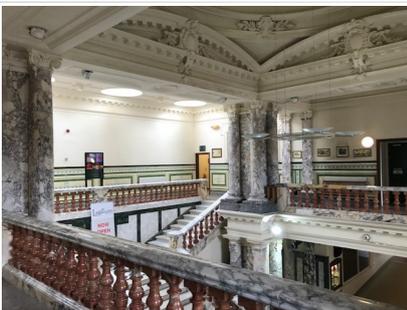


TO LET**RETAIL UNITS**

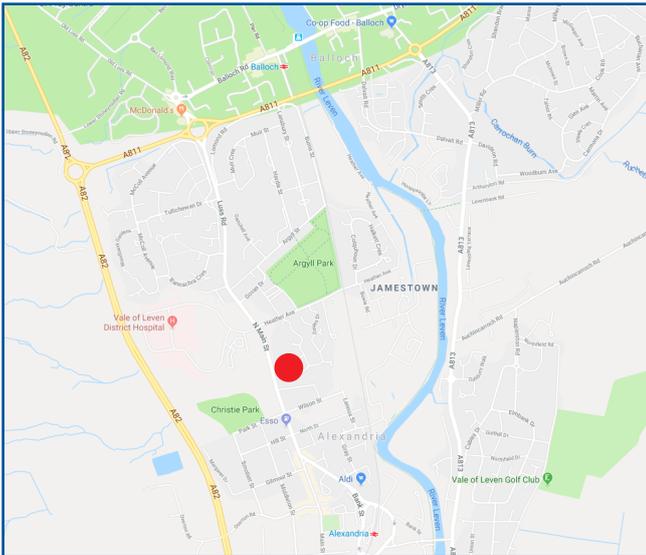
LOMOND GALLERIES, NORTH MAIN STREET, ALEXANDRIA, G83 0UG

- Retail units in unique gallery setting
- Ample free carparking on site
- Located close to town centre
- Flexible lease and licence agreements
- From 22.30 sq m (240 sq ft) to 929.03 sq m (10,000 sq ft)
- Rent from £5/sq ft

Location

Lomond Galleries occupies a prominent position, a short distance south of Loch Lomond and on a main tourist route, adjacent to the A82 Glasgow to Inverness road. The development offers shopping facilities serving the Dunbartonshire area including Dumbarton, Alexandria, Bonhill and Renton, and is only a short distance from the seaside town of Helensburgh.

More specifically, the development is located to the east of North Main Street, a short distance north of the centre of Alexandria, and approximately 0.5 miles from the centre of Balloch. Access to the A82, which provides onward connections to the M8 and west of Scotland motorway network, is located a short distance to the west. Lomond Galleries benefits from good public transport connections with Balloch train station a 15 minute walk to the north and Alexandria a 10 minute walk to the south. Numerous bus services run along North Main Street.



Description

Lomond Galleries comprises a unique and attractive Grade 'A' Listed building, which was formerly the Argyll Motor Works building, constructed in 1906 as a car factory. The original main building has been retained and redeveloped, to provide a unique gallery style development over three levels, with all the space being under cover.

The building has an impressive feature entrance with marble floor and stairwell, which leads to the main malls at ground and first floor level.

A wide variety of units are available, dependent on tenant requirements. A number of the units have full height ceilings, with exposed original features such as cast iron columns, glazed tiled walls and vaulted ceilings, and as such would suit occupiers looking for an alternative to a standard fitted unit.

All units benefit from a display frontage to the main mall at ground and first floor level. Most ground floor units benefit from extensive additional basement sales/storage space with all units in the development having dedicated self contained toilet areas.

The galleries already boast a wide range of occupiers which include The Works Stores, Halo (gifts and fashion), Totally Tartan (Kiltmakers), The Haven on the Loch (spa treatment and gifts) and Lagavulin Bistro.



Accommodation/Areas

A wide variety of sizes are available, from 22.30 sq m (240 sq ft) to 929.03 sq m (10,000 sq ft). A full schedule of available units is available on request from the letting agent.

Alternative uses

Whilst the development is retail focussed, our client will consider alternative uses including leisure and offices.

Operating Hours

Lomond Galleries currently operates under the trading hours of 9.00am – 8.00pm (Monday – Saturday) and 9.00am – 5.00pm (Sunday), although some occupiers have the ability to trade outwith these hours as basement units have access directly to the rear.

Rental Terms

Rental terms vary depending on the unit size and location within the mall, full details of the quoting rent for individual units are available via the letting agent.

Our client is prepared to agree to flexible lease or licence agreements, minimising legal costs and simplifying the letting process. Licence agreements from 1 year upwards are available at £5/sq ft.

Rating

Individual Rateable Values are available upon request.

All units are eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

VAT

VAT is payable on the rent and service charge.

Energy Performance

The property has an EPC rating of [To be confirmed]. A full copy of the certificate can be made available to interested parties if required.

Legal costs

Each party to bear their own legal costs in the transaction.

The purchaser will be responsible for the cost of any Registration Dues or LBTT.

Our client is prepared to agree to flexible lease or licence agreements, minimising legal costs and simplifying the letting process. Licence agreements from 1 year upwards are available.

Date of entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Letting Agent:

Thomson Property Consultants
2nd Floor,
180 West Regent Street
Glasgow
G2 4RW

Tel: 0141 611 9666

Fax: 07006 037140

Contact: Eric Thomson or Andrew Millar

Email: eric@thomsonproperty.co.uk

Email: andrew@thomsonproperty.co.uk

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