

DALGETY DRIVE | BISHOPTON PA7 5LN

LEASE FOR SALE

8,096 SQ FT (752.13 SQ M)

RARELY AVAILABLE LARGE
FLOOR PLATE OPPORTUNITY

42 ON-SITE PARKING SPACES

DESIRABLE LOCAL PARADE



On the instructions of:

Sainsbury's

SUITABLE FOR A VARIETY OF USES & POSSIBLE RE-CONFIGURATION

**DUE TO UPSIZED
RELOCATION
ADJACENT**

LOCATION

The subjects are situated in the heart of Bishopton within Dargavel Village, an award-winning community located to the south of Bishopton Village, approximately 15 miles north-west of Glasgow. The village comprises a 565-acre residential development set within a large woodland park, established in 2013. Currently the area comprises of 2,000 new homes, developed by a range of housebuilders, with the wider Dargavel Village having planning permission to deliver a total of 4,200 homes.

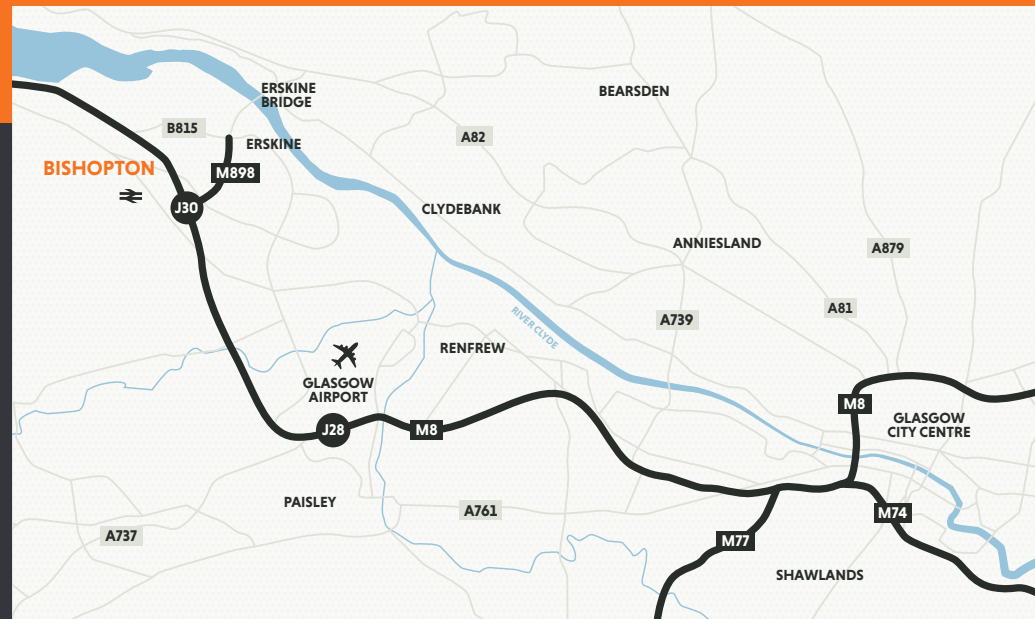
The subjects occupy the anchor pitch on an established retail and mixed-use parade completed in 2019, benefiting of a return frontage facing Barrangary Road, the main arterial route through Dargavel Village.

The village benefits from excellent transport links, with a direct connection onto the M8 via J29A.

Dargavel Village includes a park and ride car park giving direct access to the conveniently adjacent Bishopton Railway Station, which provides regular train services into Glasgow. Glasgow Airport is located within a 10-minute drive of the site.

Nearby occupiers include Enzo's Fish & Pizzeria, Dargavel Dental Care, Station Barbers and the restaurant, Scoff & Patter.

The land immediately opposite is currently under construction for purpose of a new 18,000 sq ft Sainsbury's convenience store opening 2025.



DESCRIPTION

The subjects comprise a modern purpose-built convenience store of steel and concrete built construction, clad in timber and aluminium sheet, set beneath a clad gable roof. Internally the floor is of concrete construction with a tile finish, walls have been clad in slat wall in areas, but will be of a concrete finish, set beneath an internal suspended ceiling.

Externally the subjects front a 42-space communal car parking area with landscaped surrounding. The property benefits from a dedicated rear service yard with a door entry loading facility.

Internally the property will be stripped of existing tenants' moveable fixtures and fittings.

**THE SUBJECTS EXTEND TO AN AREA OF 8,096 SQ FT
(752.13 SQ M) AT GROUND FLOOR ONLY.**



TERMS

The premises are held on a 15-year Full Repairing & Insuring lease from 27 September 2019 expiring 26 September 2034. The current passing rent is set at £127,317 per annum.

The rent is subject to final review on 27 September 2029 where the review provision states that this will be index linked. Additionally, there is a tenant only break option on the 27 September 2029, subject to giving the Landlord at least 6 months prior written notice to that effect.

RATEABLE VALUE

We have been advised by the Rates Authority that the Rateable Value of the subjects with effect from 1 April 2023 is £93,000.

Based on the intermediate rate poundage of 0.545p this rateable value will result in an estimated rates liability in the fiscal year 2024/2025 of £50,685 per annum.

Each new occupier has the right of appeal against this figure.



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ENERGY PERFORMANCE CERTIFICATE

Available on request.

VAT

All prices and rents etc are quoted exclusive of VAT which will be charged at the prevailing rate.

PLANNING

Interested parties are advised to make their own enquiries directly with the local Planning Department regarding any potential change of use.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues & any VAT payable.

VIEWING & FURTHER INFORMATION

All viewing and further information is via the sole letting agents.

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