

TO LET

allison

David Allison & Company
Chartered Surveyors



PROMINENTLY LOCATED RETAIL UNIT

UNIT 2, 37 MAIN STREET,
BRIDGE OF WEIR, PA11 3NR

- Prominently located retail unit within established Shopping Centre
- NIA: 636 SQ FT (59.09 SQ M)
- Excellent main road frontage for brand awareness
- Unique split level layout
- Eligible for zero rates
- Adjacent to main public car parking facility

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The shop is located in the Renfrewshire village of Bridge of Weir, an affluent commuter suburb which has a resident population of c 5,000, and is situated around 5 miles to the north west of Paisley, and 15 miles south west of Glasgow.

The property forms part of Bridge of Weir Shopping Centre which extends between the village's Main Street and the main public car park serving the village centre.

The unit is prominently positioned facing onto Main Street at the front of the Centre, close to the Co-op supermarket, and other occupiers in the centre include Boots the Chemist, and Andersons Bakers.

DESCRIPTION

The property comprises a retail unit forming part of the Bridge of Weir Shopping Centre. The unit has an aluminum framed plate glass shop front protected externally by roller shutters.

The interior is split level, laid out to afford a main sales area to the front, with staff, storage and toilet accommodation arranged to the rear on the lower level. There is rear access for deliveries via a shared enclosure and yard.

FLOOR AREAS

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground - Sales and Storage	505	46.92
Mezzanine - Storage/Display	51	4.74
Lower Ground - Staff/Stores	80	7.43
Total	636	59.09

LEASE

The premises are offered to let on the standard tenant's fully repairing and insuring terms for a negotiable period.

RENT

£12,500 per annum

RATEABLE VALUE

£9,100. The unit qualifies for 100% rates relief for eligible occupiers.

EPC

Rating G

LEGAL COSTS

In the normal way, each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices, rents, premiums, etc. are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Stephen McVey

David Allison & Co

Suite 2.30, 135 Buchanan Street, Glasgow, G1 2JA

Tel: 0141 375 1555 Mob: 07767 316 744

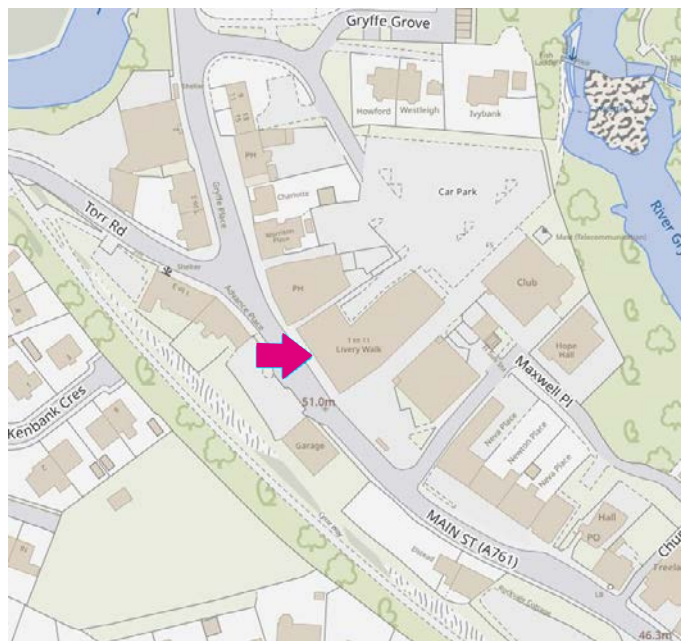
Email: stephen@dallisonandco.co.uk

www.dallisonandco.co.uk

Date of Publication: May 2025

allison

David Allison & Company
Chartered Surveyors



Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.