



TO LET

SITE FOR CATERING UNIT

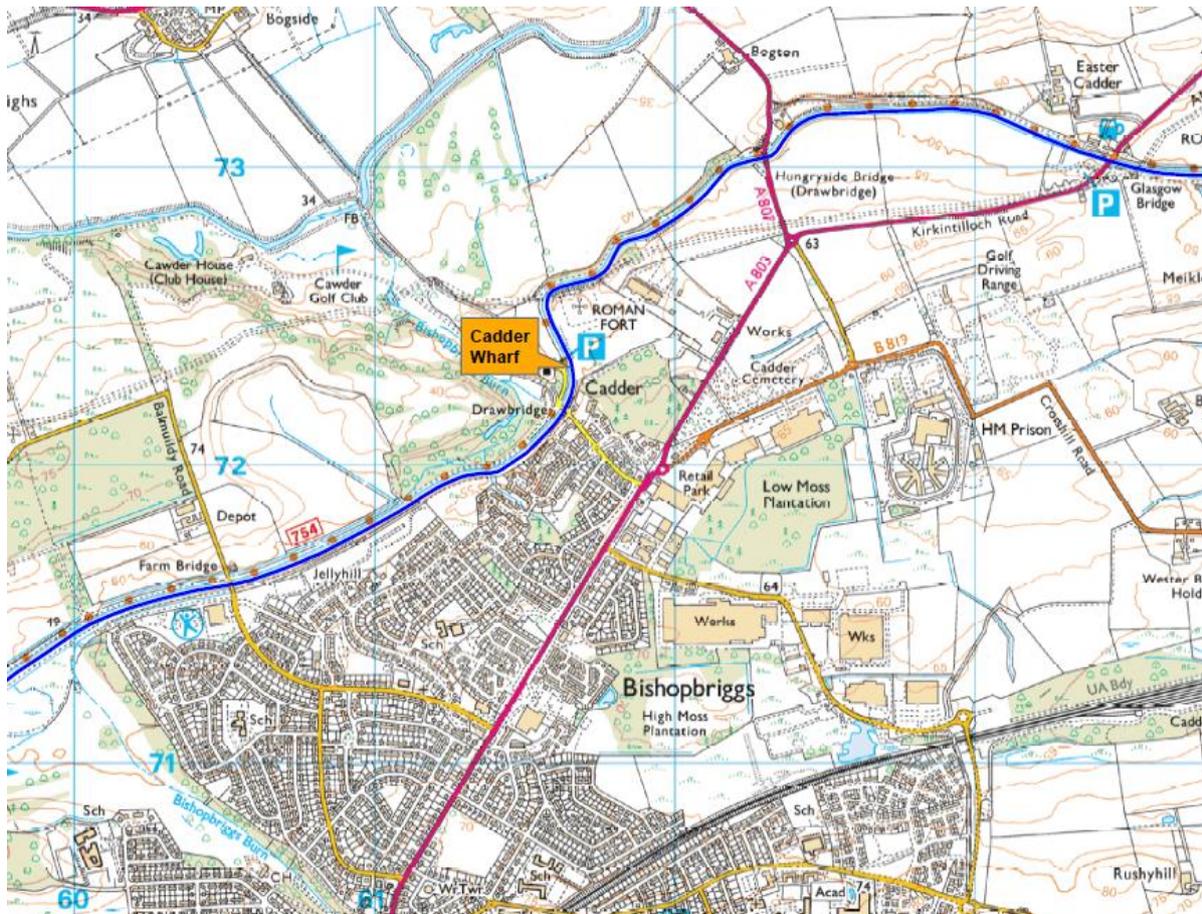
Cadder Wharf, Bishopbriggs

Location on Forth and Clyde canal towpath
Annual rental offers sought
Commercial opportunity (subject to planning)

Location

Cadder Wharf is located just off the A803, Kirkintilloch Road, in Cadder, near to the picturesque Cadder Parish Church. The Forth and Clyde Canal is a popular route for walkers and cyclists, and Scottish Canals offers six moorings at this location.

Set in a beautiful, wooded location between Lambhill and Kirkintilloch, Cadder is a hamlet in the district of the town of Bishopbriggs, 7km north of Glasgow City Centre. Cadder was the site of a Roman Fort on the route of the Antonine Wall. To the north, remains of the wall and associated Roman Fort can be found.



Description

The exact location of the catering unit at Cadder Wharf will be subject to negotiation and agreement with Scottish Canals, depending on the size of the unit proposed. There will also be the potential to link in to the existing electricity and water supplies, subject to agreement with Scottish Canals and relevant utility providers.

Use

Interested parties should contact the local planning office for advice and information on suitable uses. The planning office at East Dunbartonshire Council can be contacted on 0300 123 4510 or planning@eastdunbarton.gov.uk.

Scheduled Monument Consent may be required for the siting of a catering unit at this location. For further advice and information, please contact Historic Environment Scotland on 0131 668 8716 or hmenquiries@hes.scot.



Rating

The site is not currently shown in the valuation roll for rating purposes, however this may be reassessed should a business start trading from the site. Depending on the rateable value assessment, businesses may be eligible for 100% rates relief under the Small Business Bonus Scheme.

Rent/Lease Terms

We are seeking offers for a new ground lease on a negotiable term. Preference will be given to offers that include a fixed annual base rent, with a top up based on turnover.

VAT

VAT will apply to any transaction.

Further Information

For further information please contact:

Hazel Wilson

Estates Surveyor

E-mail: property@scottishcanals.co.uk

Telephone: 07976 526 460

These particulars do not form part of any contract and none of the statements contained in them regarding the property is to be relied on as a statement or representation of fact. Interested parties must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the terms of the Requirements of Writing (Scotland) Act 1995, these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment.