



TO LET

RESIDENTIAL OUTDOOR EDUCATION AND CONFERENCE CENTRE - (CLOSING DATE 31 AUGUST 2016)



MCGREGOR'S LANDING, ARLDUI, BY ARROCHAR, G83 7EB

LOCATION

Situated on the western banks of Loch Lomond, Ardlui is a rural hamlet within Argyll and Bute located approximately 77 km (48 miles) north of Glasgow and 46 km (28.6 miles) north of Dumbarton via the A82. By rail, Ardlui Rail Station offers services to Oban in the west, Fort William in the north and to Glasgow Queen Street in the south. Located in the Loch Lomond and The Trossachs National Park, Ardlui offers a central location and excellent touring base.

The subject property is located on the western bank of The River Falloch which lies just north of Loch Lomond, offering a spectacular aspect across the River along with easy access to the Loch. Vehicular access to the property is obtained directly off the A82. A Location Plan is attached.

DESCRIPTION

Built in 1993, the subject property comprises a purpose built residential outdoor education and conference centre. Arranged over two floors, the building is of timber framed construction with external walls of blockwork which are partly rendered and partly stone clad. The roof is predominantly pitched and clad with slate.

Internally, the property offers flexible accommodation with a current capacity for around 80 persons over 29 single and shared rooms. Conference facilities are provided along with a large restaurant area offering panoramic views over Loch Lomond. A commercial kitchen and associated storage space are provided along with self-contained staff accommodation.



Externally, the property benefits from private car parking to the west. To the east, direct access is provided to the River and Loch Lomond beyond via a small jetty, allowing opportunity for a range of water pursuits. Surrounding grounds provide sufficient scope for outdoor activities within a site area which extends to 3.75 acres or thereby as highlighted on the attached plan.

SERVICES

The subject property does not benefit from connections to the mains gas, water or sewage systems. Private water is supplied directly from Loch Lomond. The property is served by a private septic tank and treatment system. Full maintenance, service and registration details can be made available on request.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring (6th Edition) and provide a Gross Internal Area (GIA) as follows:

Ground Floor	975.70 sqm (10,502 sqft)
First Floor	410.26 sqm (4416 sqft)
Total	1385.96 sqm (14,918 sqft)

LEASE TERMS

The subjects are currently held on a Full Repairing and Insuring (FRI) lease commencing at 22nd February 2010 and expiring at 31st January 2035. The current passing rental is £69,000 pa (set at 1st February 2015) and rent reviews are fixed on a five yearly basis as follows: 1st February 2020 - £73,000 pa, 1st February 2025 - £77,000 pa and 1st February 2030 - £81,000 pa.

West Dunbartonshire Council are seeking to assign their interest subject to contract and covenant.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll as having a Rateable Value of £18,300. The current Uniform Business Rate for the financial year 2015 – 16 is 0.48p in the pound. Further information can be obtained at www.saa.gov.uk

ENERGY PERFORMANCE

The property has an EPC rating of G. A certificate can be made available on request.

LEGAL TERMS

In the usual manner, the tenant will be responsible for all legal costs associated with the transaction.

VAT

All rents are quoted exclusive of VAT.

DATE OF ENTRY

Entry available from June 2015.

CONTACT

Enquiries can be made to:

Michelle Lynn
Housing, Environmental and Economic Development
Asset Management, Council Offices
Garshake Road, Dumbarton, G82 3PU
Tel: 01389 776992
Email: michelle.lynn@west-dunbarton.gov.uk

IMPORTANT NOTICE

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.
3. No person in the employment of West Dunbartonshire Council has any authority to make or give any representation or warranty whatever in relation to this property.
4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team. Date prepared 1st April 2015.

West Dunbartonshire Council

Title : Ardlui Residential Outdoor Education & Conference Centre

Map No : AM57

Map Ref : NN3115

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West Dunbartonshire Council

Title : Ardlui Residential Outdoor Education & Conference Centre

Map No : AM56

Map Ref : NS4489

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