

TO LET - RETAIL

RIVERSIDE BALLOCH

BALLOCH ROAD, BALLOCH, G83 8LQ



KEY HIGHLIGHTS

- 646 to 4,505 sq ft
- Adjacent to Balloch Park and proposed Lomond Banks site
- Capable of being sub-divided into 4 x units
- Shared parking provided to the front and rear
- Located within town centre of Balloch
- Shell condition
- Well suited for retail / clinic / dentist / yoga studio / pilates / cafe

SUMMARY

Available Size	646 to 4,505 sq ft
Rent	Rent on application
Business Rates	The units require to be re-assessed.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent ground floor Class 1A premises available for immediate occupation.

At present the proeprty is currently a single larger unit and benefits from planning to split into 4 x separate units.

Communal parking is found to the front and side.

The subjects are well suited for retail / clinic / dentist / yoga studio / pilates.

LOCATION

Riverside occupies a prominent position in the heart of Balloch, an established and popular tourist destination at the southern gateway to Loch Lomond and The Trossachs National Park.

The town is located just off the A82, providing a direct connection to Glasgow and the wider Loch Lomond area. Balloch Railway Station offers regular services to Glasgow, while local bus routes and nearby parking provide further convenient access.

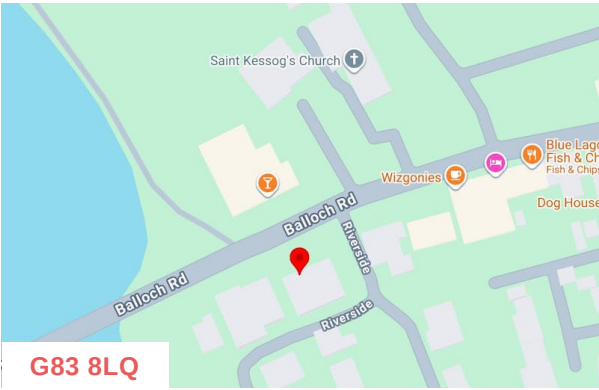
Riverside is situated close to Balloch town centre, the River Leven and the principal visitor attractions at Loch Lomond Shores, which attracts around 1.2 million visitors annually. The surrounding area offers a strong mix of shops, cafés, restaurants, leisure facilities and visitor accommodation, generating trade from both the local population and Balloch’s substantial year-round tourist market.

Key nearby attractions include Loch Lomond Shores, SEA LIFE Loch Lomond, Balloch Country Park and the cruise services operating from the River Leven.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	1,323	122.91	Available
Unit - 2	910	84.54	Available
Unit - 3	667	61.97	Available
Unit - 4	646	60.02	Available
Total	3,546	329.44	



VIEWING & FURTHER INFORMATION

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