



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 □ @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET

**13 Bridge Street
Dumbarton G82 1NY**

- Fully Fitted Barbers Shop
- 4 Chairs
- Well-Appointed
- NIA: 30.99 sq m (334 sq ft)



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LOCATION

The property is situated on the south side of Bridge Street just off High Street within Dumbarton town centre. Bridge Street is one of the principal routes into the town centre from the west and there is a car park opposite the property generating additional traffic and pedestrian footfall. The majority of businesses in this location are long established benefiting from their accessibility and convenience in comparison to units on High Street.

DESCRIPTION

The property comprises a well-presented ground floor single fronted retail unit contained within a three storey terraced building, the upper floors being in residential use. The property is fitted out as a barbers with 4 chairs, one wash back and customer seating. The property benefits from a modern frontage and an electrically operated security shutter.

ACCOMMODATION

Retail area with small staff room/office to rear. A private w.c. is located at the western end of the terrace neighbouring the public house.

We calculate the net internal floor area of the property at 30.99 sq m (334 sq ft).

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

gregor.hinks@alliedsurveyorsscotland.com / grant.strang@alliedsurveyorsscotland.com

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – G

RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £3,250.

The property is eligible for the Small Business Bonus Scheme. Accordingly rates may not be payable.

LEASE TERMS

Our client is seeking a full repairing and insuring lease for a minimum period of 5 years at a rent of £10,400 per annum.

PREMIUM

The landlord is prepared to sell the existing fixtures and fittings and has set an asking price of £6,000.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.

