



Highly Prominent Town Centre Retail / Office Premises with Potential for Class 3 Use

54 Kilbowie Road, Clydebank G81 1TH

Location

The subjects occupy a highly prominent corner position at the junction of Kilbowie Road and Chalmers Street in the heart of Clydebank town centre. Clydebank is located on the north bank of the River Clyde and is the largest town in West Dunbartonshire with a population of just under 30,000. The town lies 7.5 miles west of Glasgow city centre.

There are 260,000 people within a 15 minute drive time of Clydebank (source: CACI) and the West College campus (10,000 students) lies closeby. The residential led regeneration of the Queens Quay development site is underway and also lies closeby.

The premises lie diagonally opposite the southern end of Clyde Shopping Centre. The shopping centre is anchored by Empire Cinema, Primark, Wilko, TJ Hughes, New Look, Nando's, JD Sports and Asda. The Co-op department store lies close to the subjects.

There is ample free car parking locally. The town is accessible from the A814 (Dumbarton Road / Glasgow Road) and A82 (Great Western Road), both of which connect with the M8 motorway.

Clydebank Train Station lies approximately 100m from the premises providing frequent train services to central Glasgow every 15 minutes. There are frequent bus connections to Glasgow, Dumbarton and the surrounding area operating along Kilbowie Road and Dumbarton Road.

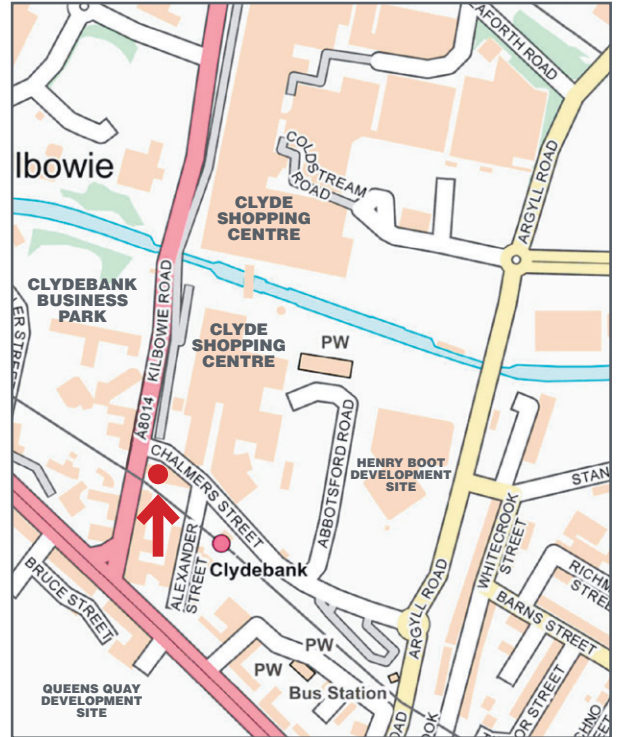
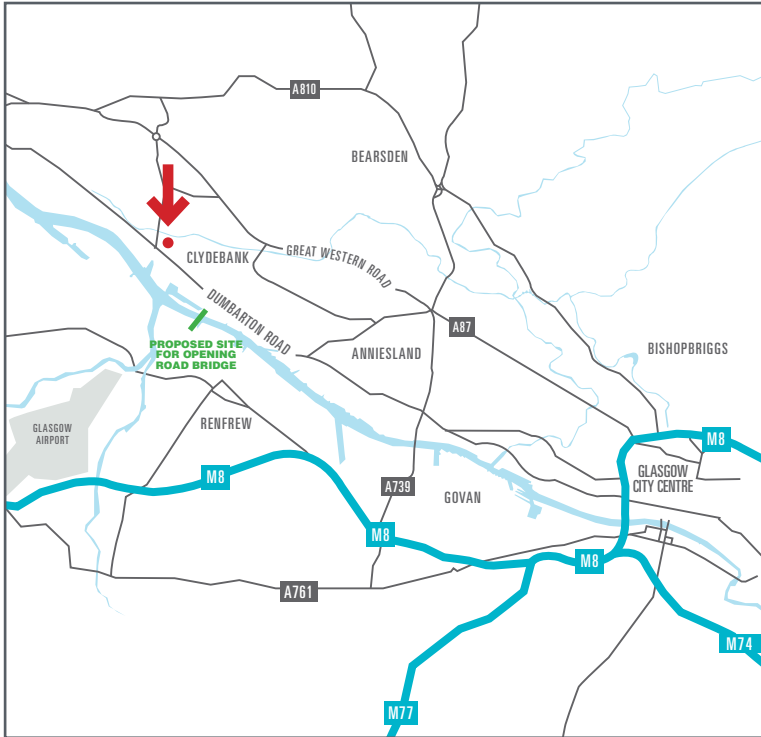
Description

The subjects comprise a corner positioned modern 2 storey brick built property under a flat roof. The subjects adjoin a public house with a newsagents and hot food take away completing the development.

The subjects offer flexibility with both the ground and 1st floors having self contained entrances. Both floors benefit from excellent natural daylight. Stairs provide access to the 1st floor.

Each floor shall be delivered as a white box incorporating a WC and finishes including a suspended ceiling and plaster walls.

There is a loading / service lane to the rear of the subjects.



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Floor Area

Ground Floor	1,267 sq ft	(117.75 sq m)
1st Floor	1,285 sq ft	(119.42 sq m)
Total	2,552 sq ft	(237.17 sq m)

Rent / Terms

Ground Floor	o/o £20,000 pa
1st Floor	o/o £10,000 pa

The premises can be taken as a whole or separately, on full repairing and insuring terms, to be agreed.

Business Rates

Ground Floor:	£23,250
1st Floor:	£8,600

An occupier can appeal the Rateable Value upon taking entry. The 1st floor qualifies for 100% rates relief under the small business bonus scheme. For further information please contact the Director of Finance at West Dunbartonshire Council.

Energy Performance Certificate

A copy of the EPC can be provided upon request.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Legal Costs

Each party to be responsible for their own legal costs and outlays including VAT incurred.

Viewing

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For further information please call today 0141 556 1222