

QUALIFIES FOR  
100% RATES RELIEF



## Retail Premises with Class 2 Office Consent

1 Old Street, Duntocher, Clydebank G81 6DE

### Location

The subjects are prominently located on the south side of Dumbarton Road (A810) at its junction with Old Street within the village of Duntocher, lying on the outskirts of Clydebank. 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.

The A810 generates a high volume of traffic connecting the A82 with Duntocher and Hardgate and further onto Bearsden and Milngavie. Surrounding occupiers include Envy Hair & Beauty, The Coffee Hut, The Village Tavern, Spar, Flowers by Sandra, the Ironing Station and Gingerbread Dreams.

### Description

The subjects comprise a corner positioned ground floor shop unit within a two storey stone built property under a pitched and tiled roof. The upper floor is residential.

The subjects benefit from an extensive glazed frontage returning onto Old Street offering excellent display and signage opportunities. The entrance and display windows are secured by security shutters. The Premises have two entrances and therefore offer flexibility to sub divide.

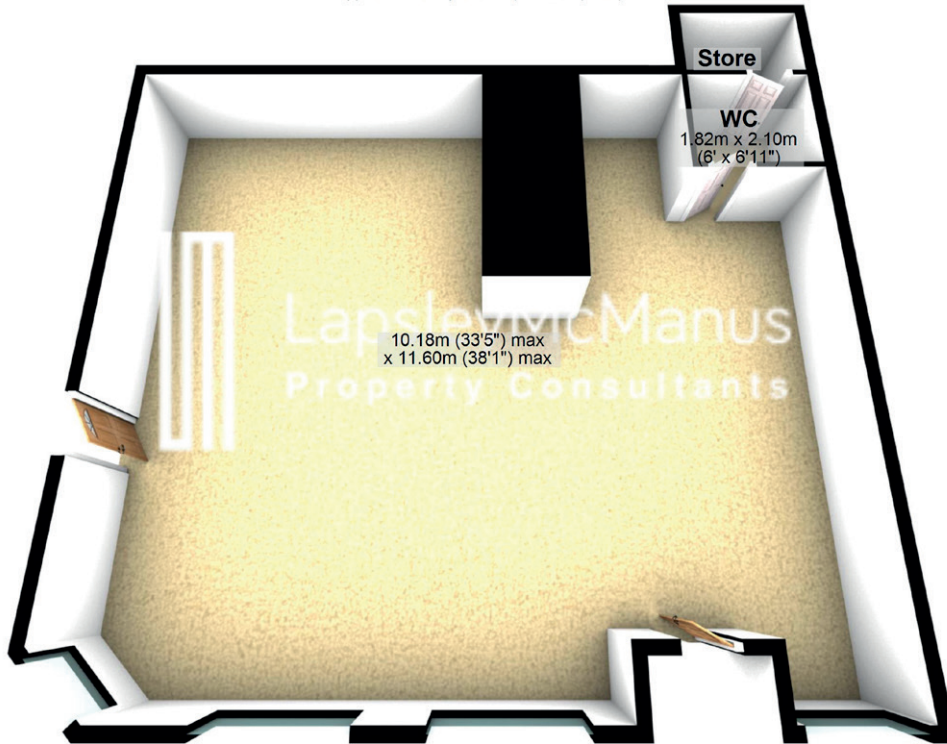
Internally the subjects are arranged in a configuration typical of a betting shop and comprising a large open plan customer area with a staff counter, male / female and disabled toilets to the rear, together with a tea prep and a small lean-to external store accessed from within, at the rear.

### Floor Areas

We measure the premises to have a net internal floor area of 1,073 sq ft (99.72 sq m).

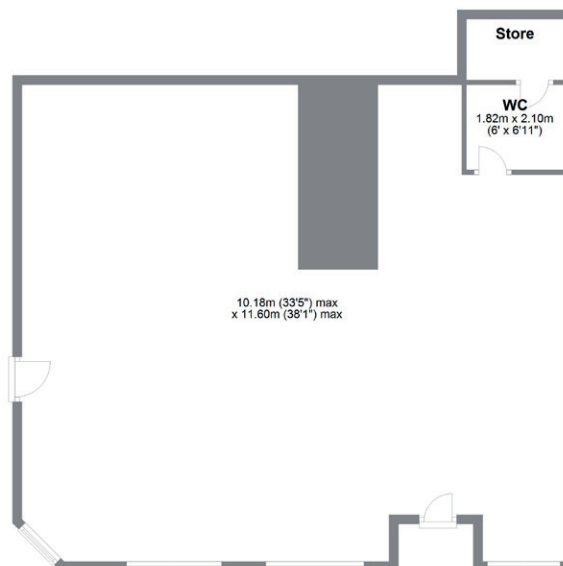
### Floor Plan

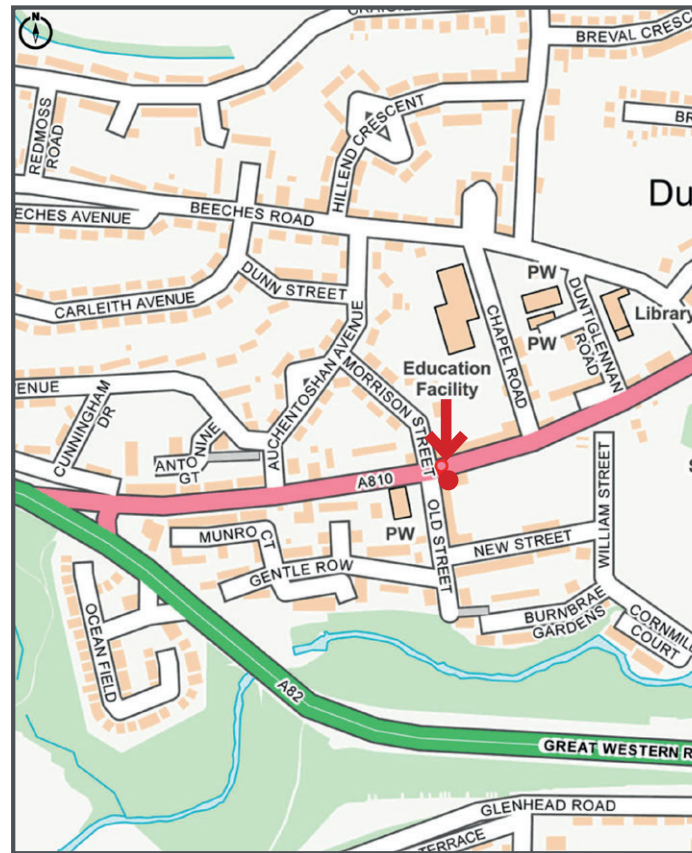
Approx. 114.0 sq. metres (1226.8 sq. feet)



Total area: approx. 114.0 sq. metres (1226.8 sq. feet)

This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.





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## Sale Price

Offers in excess of £90,000 are invited.

The premises are not elected for VAT.

## Business Rates

The RV is £10,000.

The premises qualify 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

The subjects are not elected for 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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