



120 High Street, Dumbarton, G82 1PQ

Town Centre Location

- Ground & 1st Floor
- 2,908sq ft
- Let to Cancer Research U.K
- Expiry February 2031
- Passing £28,000p.a
- Increasing to £30,000p.a. In 2028
- Price o/o £275,000

#### LOCATION

The property is situated on the east side of High Street, close to its junction with Risk Street within Dumbarton's town centre. Dumbarton is an established town set on the banks of the River Leven where it joins the River Clyde.

Dumbarton is one of the principle centres of the West Dunbartonshire area with the town centre providing an array of various commercial occupiers with catchment areas including Renton, Bonhill & Alexandria.

Neighbouring occupiers include McColls, Optical Express, Nationwide Building Society and HOT Salon.

#### PROPERTY

The property comprises a 2 story mid terraced commercial unit with a large commercial parade.

The space offers a large glazed display frontage with interior being renovated to the tenants corporate specifications. Upper floors provide ancillary storage, office and staff facilities with the added benefit of rear loading

#### AREA

Ground: 134.22sqm (1,445sq ft)

1st: 135.9sqm (1,463sq ft)

Total: 270.12sqm (2,908sq ft)



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### LEASE SUMMARY

Let to Cancer Research U.K until 3rd February 2031 on a full repairing and insuring head lease at a passing rent of £28,000pa increasing to £30,000p.a. in February 2028 for the remainder of the term. Cancer Research UK Ltd is a subsidiary of Cancer Research UK, a major cancer research and awareness charity based in the UK. The subsidiary is involved primarily in trading activities, such as running shops and other revenue-generating initiatives, the profits of which are donated to the charity to support cancer research. In the latest available financial report for Cancer Research UK, the charity's total income for the 2022/2023 financial year was approximately £670 million

**NAV/RV**  
£17,900

### SALE

The property is available on a freehold basis for offers over £275,000

### V.A.T.

Figures quoted exclusive of V.A.T

### LEGAL

Each party shall bear their own legal costs incurred in the transaction.

### VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business. Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

### TSA Property Consultants

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### Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.