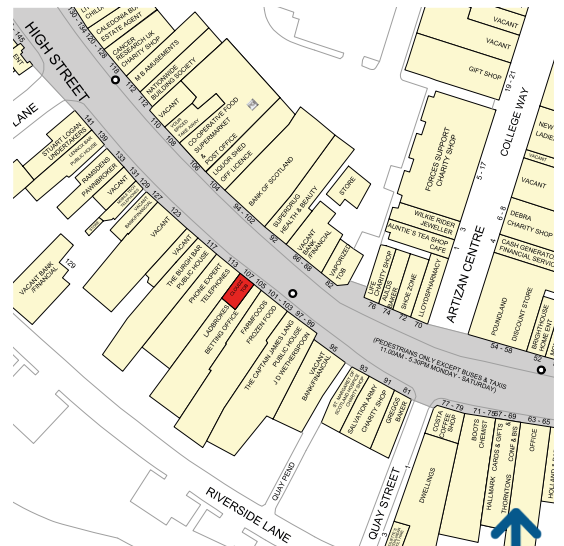




107 High Street, Dumbarton, G82 1LF

- Prominent Retail Unit
- High Level of Passing Footfall
- Would Suit a Variety of Uses (STP)
- Extends to 625 sq ft (Ground)/ 452 sq ft (First)



LOCATION

Dumbarton is located in the West Dunbartonshire region of Scotland. With a population in excess of 20,000 people, is approximately 15 miles north west of Glasgow. The subjects are located on High Street, which is the main retailing pitch within the town, upon which a mix of national and local occupiers are located. Nearby occupiers include, Farmfoods, Boots, Greggs and Superdrug.

DESCRIPTION

The subjects comprise a ground floor retail unit within a traditional three-storey tenement building. The internal accommodation is comprised of an open plan retail area at ground floor level with ancillary staff kitchen w.c and storage space at first floor level.

FLOOR AREAS

We understand the unit has the following approximate floor areas:

Ground Floor: 58.05 Sq. M. (625 Sq. ft.)

First Floor: 42.04 Sq. M. (452 Sq. ft.)

LEASE TERMS

The accommodation is available to lease on new Full repairing and insuring terms for a period to be agreed, which will incorporate regular rent reviews.

Offers in excess of £10,000 per annum (excluding VAT) are invited.

RATEABLE VALUE

We understand the subjects are entered in the current Valuation Roll at a Rateable Value of £8,900.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus scheme.



EPC

An EPC has been undertaken for this property and a copy is available upon request.

V.A.T.

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs however the ingoing tenant will be responsible for LBTT, Extract Copies and VAT thereon.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Graham + Sibbald:

Graham and Sibbald
233 St Vincent Street
Glasgow
G2 5QY

To arrange a viewing please contact:



Innes Flockhart
Senior Surveyor
Mob: 07803 896939
E-mail: Innes.Flockhart@g-s.co.uk



Terry McFarlane
Head of Retail
Mob: 07766 551 663
E-Mail: Terry.mcfarlane@g-s.co.uk

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