



Highly Prominent Town Centre Premises with Class 3 - Restaurant / Take-away Consent Granted

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

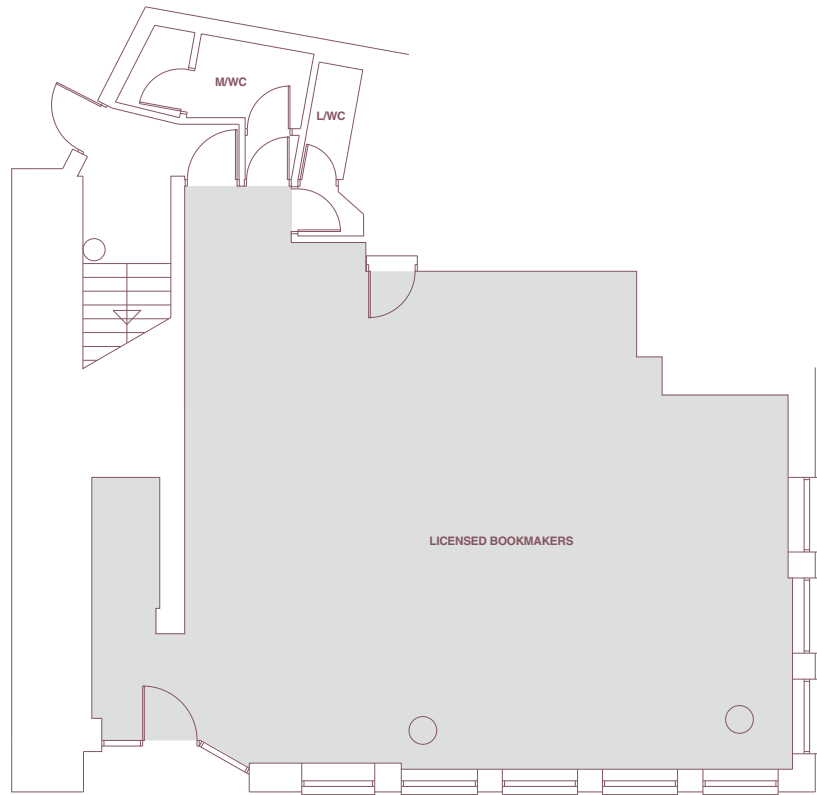
The subjects comprise a corner positioned modern 2 storey brick built property under a flat roof. The subjects adjoin Lounge on the Clyde Bar & Restaurant with a newsagents and hot food take away completing the development.

The premises are accessed from double doors on the Chalmers Street elevation. There is glazed frontage along both elevations of the premises with roller shutters securing the entrance and windows. The premises are delivered as a white box with toilets to the rear.

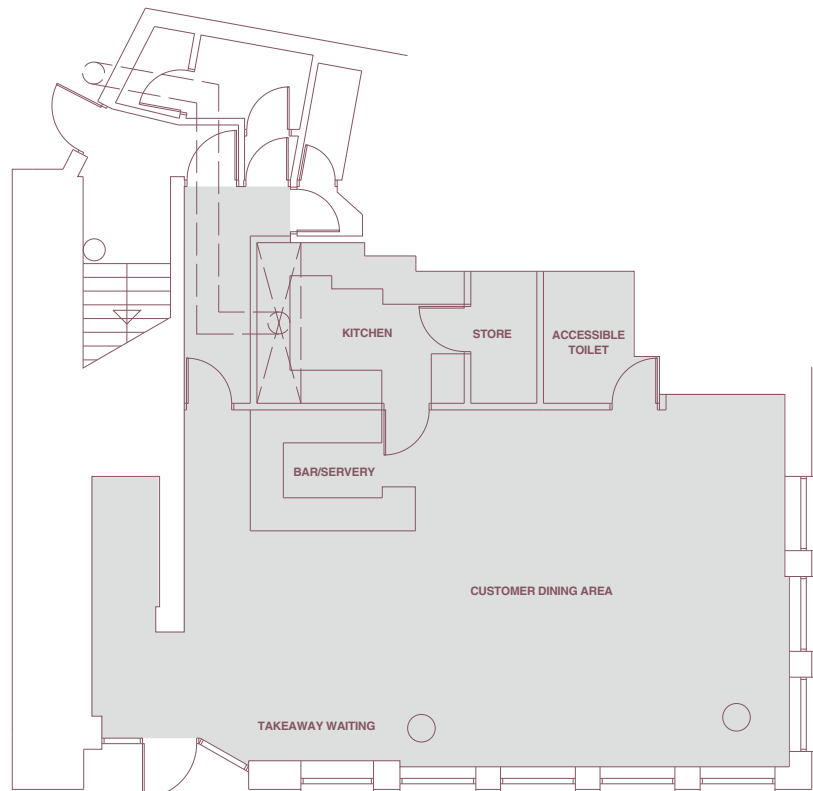
There is a loading / service lane to the rear of the subjects.

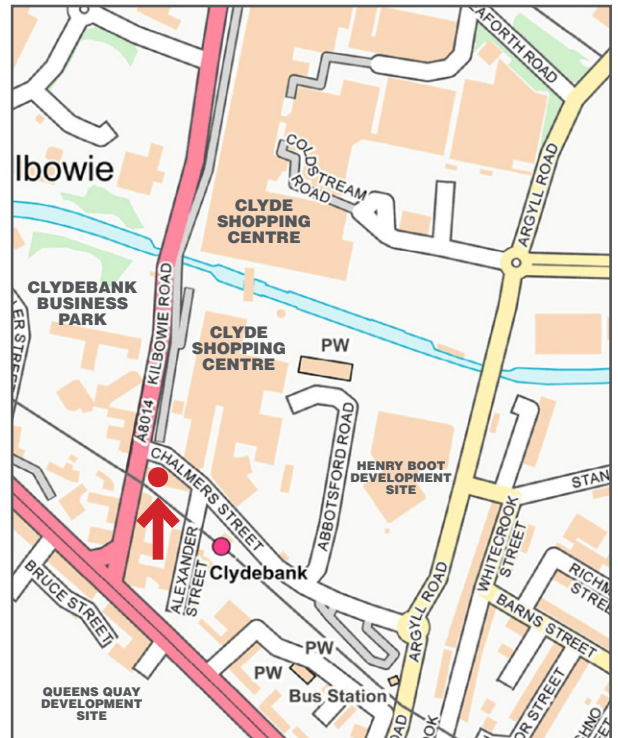
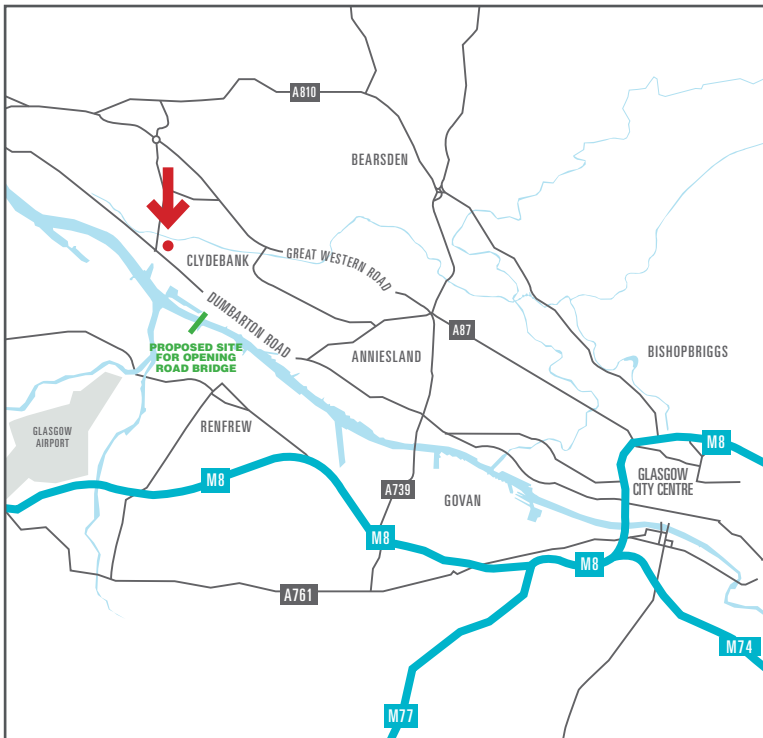


Existing Floor Plan



Proposed Floor Plan





Promap Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

Floor Area

Ground Floor 1,267 sq ft (117.75 sq m)

Rent / Terms

Ground Floor o/o £20,000 pa

The premises are available on a long lease on full repairing and insuring terms.

Business Rates

Ground Floor: £23,250

An occupier can appeal the Rateable Value upon taking entry. 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

Marc Erunlu
marc@lapsleymcmanus.com

Lapsley McManus Property Consultants
72 Waterloo Street, Glasgow G2 7DA

info@lapsleymcmanus.com

Important Notice: 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 printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. May 2020