



PROPERTY CONSULTANTS

PROMINENT TOWN CENTRE SHOP UNIT

**** WITH THE BENEFIT OF HOT FOOD TAKEAWAY CONSENT ****
TO LET

157 HIGH STREET, DUMBARTON, G82 1NZ.



LOCATION

Dumbarton is located approximately 16 miles north west of Glasgow close to the north bank of the River Clyde. The town has a population of around 20,000 and is the administrative centre of West Dunbartonshire and the main retailing centre serving surrounding towns such as Balloch, Alexandria and Helensburgh.

The subject property occupies a prominent and highly visible High Street location with occupiers in the immediate vicinity including HOT Tanning, Allen & Harris Estate Agents, Photo Ecosse, and Dumbarton Credit Union. The property also benefits from ample free parking to the rear.

DESCRIPTION

The property has an extremely prominent glazed frontage with a single access door. The accommodation is arranged over ground and first floors. The ground floor consists of generally open plan space, with the first floor providing ancillary storage, office, kitchen and toilet facilities.

We estimate that the shop provides the following approximate dimensions and areas:

Internal Width	33'8"	10.26 m
Ground Floor	1,868 sq.ft.	173.54 sq.m.
First Floor	1,254 sq.ft.	116.50 sq.m.

*** A subdivision of the property may be possible. Further details on application.*

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £19,600
Uniform Business Rate (2017/2018) 46.6p

TERMS

The property is available on the basis of a new long term lease and we are seeking a rent in the order of £20,000 per annum.

EPC

Available on request.

PLANNING

The property's last use was as a retail unit, however subsequent to that, a planning consent was secured to allow change of use to hot food takeaway and a separate office unit with associated external alterations. Further information on request.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ENTRY

An early entry date is available.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:
Stephen Innes, Lambert Innes Property Consultants
Tel: 01 41 248 5878
Email Stephen@lambertinnes.co.uk



PROPERTY CONSULTANTS



Lambert Innes for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Lambert Innes has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

November 2017

77 St Vincent Street, Glasgow, G2 5TF
tel. 0141 248 5878