



PROPERTY CONSULTANTS

## PROMINENT TOWN CENTRE SHOP UNIT

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

**155 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 floor only and provides clear retail space and with a disabled toilet to the rear.

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

Internal Width	14'11"	4.54 m
Ground Floor	872 sq.ft.	80.99 sq.m.

### RATING

The property will need to be re-assessed following subdivision however an estimate on Rateable Value can be provided on request. We do however believe that an ingoing tenant may benefit from 100% rates relief through the Small Business Bonus Scheme, depending on their particular circumstances.

### TERMS

The property is available on the basis of a new long term lease and we are seeking a rent in the order of £15,000 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 ingoing 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: 0141 248 5878

Email [Stephen@lambertinnes.co.uk](mailto:Stephen@lambertinnes.co.uk)



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