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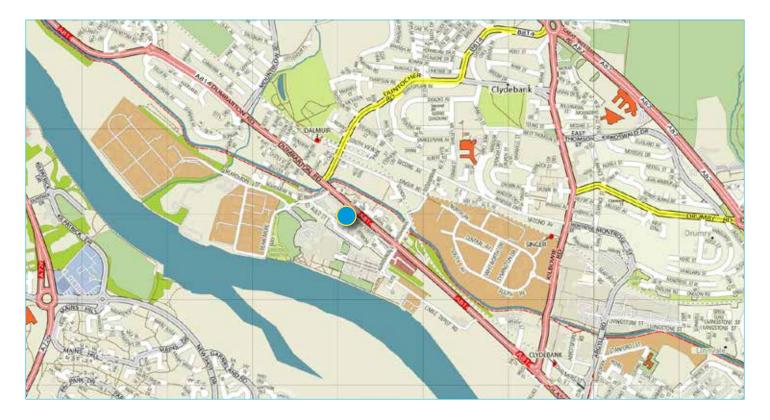


# RETAIL UNIT LEASE AVAILABLE / TO LET



# 581 DUMBARTON ROAD CLYDEBANK G81 4DL

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#### **LOCATION**

The subject property is located on the south side of Dumbarton Road [A.814] on the corner with Caledonia Street, within the Dalmuir area of Clydebank, approximately 8 miles north-west of Glasgow city centre. There is a good mix of local occupiers nearby including GM Insurance Services, Deli-Licious Snacks, New Canton Chinese Take-Away, Dental Surgery & the Cabin Inn Public House.

## **DESCRIPTION/ACCOMMODATION**

The premises comprise the ground floor of a four storey tenement building. The shop unit has a traditional retail frontage and was previously fitted out as a Coral Bookmaker, split into a customer area, service counter, staff area & wc's.

The premises provide the following approximate areas:-

GROUND FLOOR 156.91 SQ M 1,689 SQ FT

#### **LEASE TERMS**

The subjects are held on a full repairing and insuring lease expiring 15th January 2019.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

### **RENT**

The passing rent is **£8,500pa** exclusive of VAT. Incentives may be available, subject to status.

#### **RATES**

The shop has a rateable value of £13,800.

All interested parties should make their own enquiries to the Local Authority Assessors Department to confirm the above and the rates payable.

#### **USE**

The premises benefit from Class 1 & 2 planning consent.

# **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating - G [Copy available on request].

## **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT & registration dues payable.

#### **ENQUIRIES**

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell e: jack@jhcampbell.net m: 07801 852225

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#### MISREPRESENTATION CLAUSE

- JH Campbell give notice to anyone who may read these particulars as follows:-
- 1. These particulars are prepared for the guidance only of prospective purchases. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- 1. Any information contained or referred to herein (whether in the text, plans or potographs) is given in good failth but shaded in properly and one not interest and interest
- 4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as alsological in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- s. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning willding are uniquiness or other consents have been obtained and these matters must be varified by an intending purphaser.
- Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of factors.