

ON THE INSTRUCTIONS OF

CORAL 

**RETAIL UNIT
LEASE AVAILABLE / TO LET**



**581 DUMBARTON ROAD
CLYDEBANK
G81 4DL**



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
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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

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