

ON THE INSTRUCTIONS OF

**CORAL** 

**RETAIL UNIT  
LEASE AVAILABLE / TO LET**



**ALEXANDRIA  
UNIT 5  
LADYTON SHOPPING CENTRE, BONHILL  
G83 9DZ**



## LOCATION

The subject property is located within the neighbourhood parade of Ladyton Shopping Centre in the Bonhill area of Alexandria, West Dumbartonshire.

Other occupiers include Keystore Convenience, a pharmacy store, fish and chip shop and a chinese takeaway.

## DESCRIPTION/ACCOMMODATION

The premises comprise the ground floor of a single storey building. The shop has a traditional shop frontage with electric roller shutter and was previously fitted out as a Coral Bookmaker, split into a customer area, service counter and staff area & wc's.

The subjects provide the following approximate areas:-

<b>GROUND FLOOR</b>	<b>77.66 SQ M</b>	<b>836 SQ FT</b>
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## TERMS

The subjects are held on a full repairing & insuring lease expiring 28th October 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 **£8,000pa** exclusive of VAT.

Incentives may be available subject to status.

## USE

The shop benefits from Class 1 or 2 planning consent.

## RATES

The shop has a rateable value of £4,700.

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – tbc [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 and further information can be obtained by contacting the sole agent:



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

Date of publication: March 2015

## MISREPRESENTATION CLAUSE

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