

TO LET

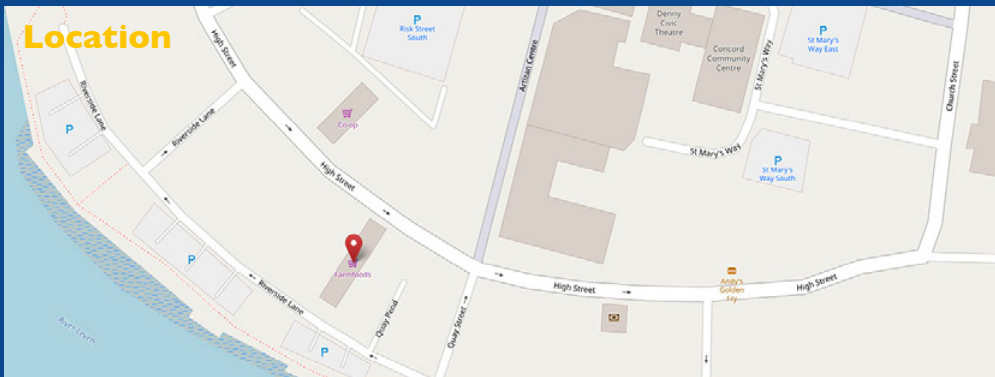


95 High Street | Dumbarton | G82 1LF

Commercial Unit 1,120 sq ft.

RANNOCH
property
»We Value You«

**Griffin
Webster**
PROPERTY CONSULTANTS



Description

The premises comprise part of the ground floor of a two storey building of traditional brick/blockwork construction clad in a white ceramic tile with flat asphalt/felt covered roof.

Externally the property has a raked double fronted display with a central single door all under a non-illuminated fascia board. Internally the premises have been fitted out to provide an open retail area to the front, with several staff / store rooms and staff toilet accommodation to the rear. A single door provides access to the communal rear yard area.

The premises are located in a prime shopping position on the High Street and opposite the Artizan Shopping Centre in the centre of Dumbarton. Other retailers in the immediate area include Salvation Army; Halifax; Greggs; Farmfoods; Thomas Cook; Boots; Woolwich Building Society, Ladbrokes and various local traders.

The town of Dumbarton is a busy town with a mixed economy on the north bank of the Clyde estuary approximately 15 miles west of Glasgow, it has good transport links to Glasgow and the surrounding areas by road or rail.

Accommodation

From measurements take on site we calculate that the net internal area of the shop is 104.00 m2 (1,120 sq.ft.)

Rating

The property is entered in the current Valuation Roll at NAV £11,900,. This is below the new threshold for the Small Business Bonus Scheme, and therefore any qualifying occupier can benefit from 100% rates relief

Lease Terms

The property is offered on a long-term full repairing and insuring lease terms, with rental offers in the region of £10,400 per annum. Rent £200 per week.

USE

The premises have been used as a retail shop under Class I of the Use Classes Order. Alternative uses may be possible subject to obtaining planning consent.

ENTRY

By arrangement.



Strictly by prior arrangement with the letting agents.
Call Greg Dykes
07447 983400 or
email:
greg@rannochnoachproperty.co.uk



Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Griffin Webster, on its behalf and of to or after sellers of lessors of this property whose agents they are, give notice that: 1. the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2. all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or of each of them. 3. no person employed by Griffin Webster has any authority to make or give any representation or warranty to whatever in relation to this property.